



10995

07 AUG 2020

No. 10/- Date

Name: B. C. LAHIRI

Advocate

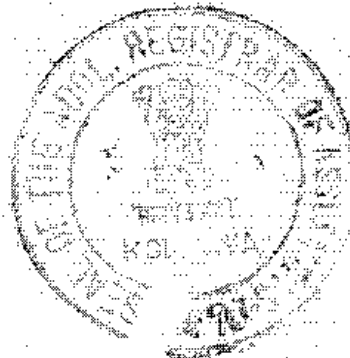
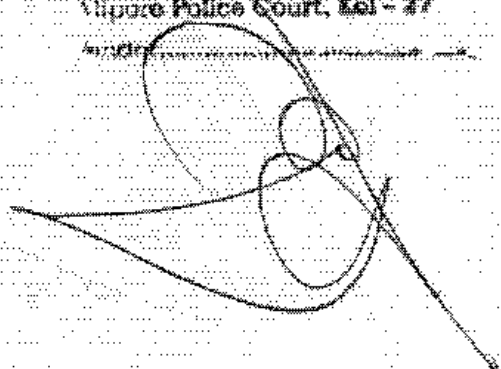
Address: Alipore Judge's Court, Kol-37

Alipore Collectorate, 24 Pgs. (8)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kol - 37



3324/2020

D-3195/2020



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AC 702474

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Digitally signed by A.P. DN: cn=A.P., o=, ou=, email=A.P., c=IN  
 Reason: I am the author of the data.

612293/2020

Rs 29568.0000

*[Signature]*  
 5 JUL 2020

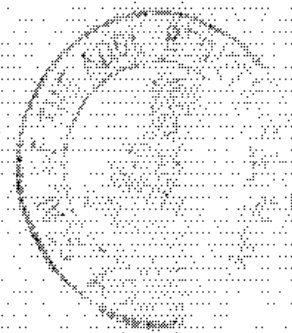
1106  
 22/6  
 29/7/2020

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

15  
02/3/2020  
High Court  
15

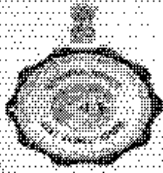
High Court  
High Court  
High Court

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By my hand  
At my hand  
At my hand



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

GRN: 19-202021-002262293-8      Payment Mode: Net Banking-SELF  
GRN Date: 26/06/2020 18:05:48      Payment Gateway: SBI ePay-Canara Bank  
BRN: 4359440035501      BRN Date: 26/06/2020 18:07:10  
SBI ePay txn No.: 831826508619552      SBI ePay txn Date: 26/06/2020 18:06:20

DEPOSITOR'S DETAILS

Name: CGEWHO      Id No.: 20006122993/2020  
Contact No.:      Mobile No.: +91 9999956851  
E-mail:      Address: 6TH FLOOR A WING JANPATH BHAWAN NEW DELHI  
User Type: Buyer/Claimants

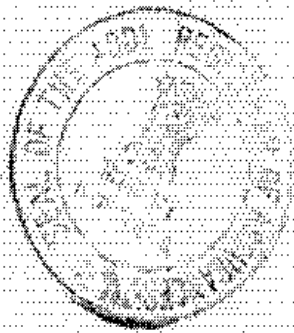
Query Year

PAYMENT DETAILS

Sl No	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹ ]
1	20006122993/2020	Property Registration-Registration Fee	003003-104-001-18	255715
2	20006122993/2020	Property Registration-Stamp duty	003002-103-001-02	1774120
Total Amount				2029835

In Words: Rupees Twenty Lakh Sixty Nine Thousand Eight Hundred Thirty Five Only.





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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

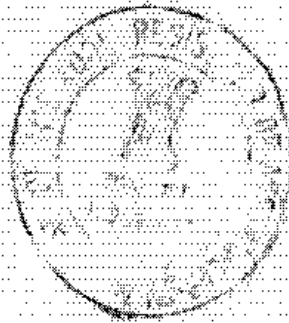
Signature / LTI Sheet of Query No/Year 19042000612293/2020

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Anita Samigrahi 15, Dakshin Para Road, P.O- Paschim Barisha, P.S- Thakurpukur, District- South 24- Parganas, West Bengal, India. PIN - 700035	Representative of Seller (SHOEBIL REALTY PRIVATE LIMITED) METIVE R REALTY PRIVATE LIMITED		 2085	 27/06/2020
2	Mr Surendra Kumar Dugar 52/4/1, Ballygunge Circular Road, P.O- Ballygunge, P.S- Ballygunge, District- South 24- Parganas, West Bengal, India. PIN - 700019	Representative of Seller (AYANNA DEVELOPERS LLP)		 2084	 27.06.2020

Query No: 19042000612293/2020, 19042000612293/2020 PH- KOLKATA (A.R.A.) - (IV)


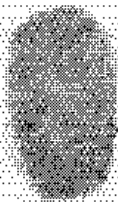
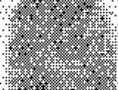
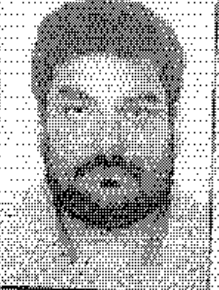
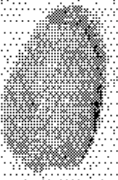
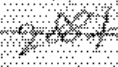


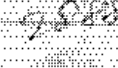
Page 2 of 3



13/07/2020

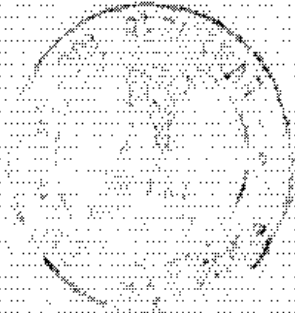


I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr Roshan Kehora 6th Floor A-Wing, Jarpath Bhawan, Jarpath Lane, New Delhi, P.O.- Jarpath Lane, P.S.- CONNAUGHT PLACE District- New Delhi, Delhi, India, PIN - 110001	Representative of Buyer [CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION]			 Roshan Kehora 29/07/2020
4	Mr Rishi Kyal 30C, South End Park, Near Goal Park, P.O.- Sarat Bose Road, P.S.- Laka, District- South 24 Parganas, West Bengal, India, PIN - 700029	Representative of Seller [JAYANNA HOMES LLP]			 Rishi Kyal 29/07/2020
5	Mr Anur Kumar Sanchari 25B, Damao Street P.O.- Lillie Russel Street, P.S.- Shakespeare Sarani, District- Kolkata West Bengal, India, PIN - 700016	Representative of Seller [PS GROUP REALTY PRIVATE LIMITED]			 Anur Kumar 29/07/2020

Query No: 13/07/2020 Query No: 13/07/2020 Deed No: 190403195 / 2020




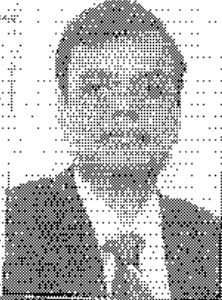
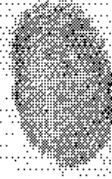

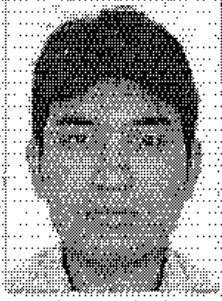


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MINISTRY OF AGRICULTURE  
GOVERNMENT OF KARNATAKA

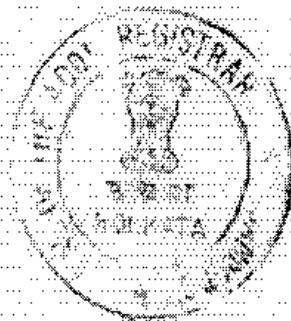
8.5 JUN 2020

1. Signature of (no Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Mr Siddhartha Mukherjee Alias Mr Sachartha Mukhopadhyay 119, Bhupen Roy Road, P.O. Behala, P.S. - Bahala, District-South 24- Parganas, West Bengal, India. PIN - 700034	Representative of Seller [ECLAIR INFRACO N LLP] [ETAKA REALSTATE LLP] [EKARAJ BUILDCO N LLP]		 28/5/20	 28/05/2020
7	Mr Surendra Kumar Dagar 52/4/1, Ballygunge Circular Road, P.O. - Ballygunge, P.S. - Ballygunge, District - South 24- Parganas, West Bengal, India. PIN - 700019	Representative of Seller [EKDANT INFRACO N LLP]		 28/5/20	 29/06/2020
8	Mr Rahul Kyar 30C, South End Park, P.O. Saree Buss Road, P.S. - Lake, District-South 24- Parganas, West Bengal, India, PIN - 700029	Representative of Seller [WRICCHI DEVELOPERS PRIVATE LIMITED] [IKKA INFRA PROJECTS PRIVATE LIMITED]		 28/5/20	 28/6/2020

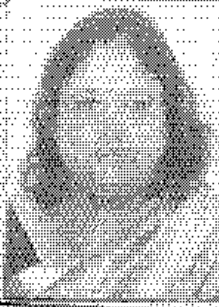
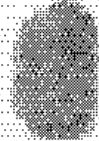

Deed No:19042000612293 / 2020 Deed No:190403195 / 2020 FN. NILEETA (A.E.A. - IV)

Page 4 of 8




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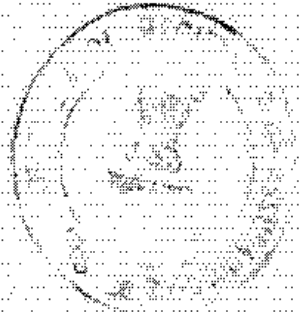
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
9	Mr. Bralal Mukhopadhyay, 119, Bhupen Roy Road, P.O. Bahala, P.S. Bahala, District- South 24- Parganas, West Bengal, India. PIN- 700034	Representative of Seller (FOUNTAIN GRASS BUILDERS PRIVATE LIMITED)			 29/6/2020

Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr. Pankesh Musaddi, Son of Mr. Rajkumar Musaddi, 129 Lord Saha Road, P.O. Shakespeare Sarani, P.S. Shakespeare Sarani, District- Kolkata, West Bengal, India. PIN- 700016	Mr. Arun Kumar Sancheti, Mr. Surendra Kumar Dugar, Mr. Roshan Kishore, Mr. Pishu Kyat, Mr. Arun Kumar Sancheti, Mr. Siddhartha Mukherjee, Mr. Surendra Kumar Dugar, Mr. Raju Kyat, Mr. Bralal Mukhopadhyay			 29/6/2020

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





ADDITIONAL REGISTRAR  
OF ASSISTANT REGISTRARS  
5.5 JUN 2020

[1] **SHOEBILL REALTY PRIVATE LIMITED** [PAN AAVCS9719G] [CIN U45400WB2015PTC207041], a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 12 (168), Banamali Ghoshal Lane, Block-B, Flat No. A-4, First Floor, , Post Office - Behala, Police Station - Behala, Kolkata - 700034 and represented by its **Director Ms. Amrita Sannigrahi** [PAN CAGPS3109C] [AADHAAR 556475014001], daughter of Ashok Sannigrahi, by faith - Hindu, by occupation - Business, residing at 18, Dakshin Para Road, Post Office - Paschim Barisha, Police Station - Thakurgukur, Kolkata - 700063, [2] **AYANNA DEVELOPERS LLP** [PAN ABJFA1804C] [LLPIN AAJ-0163], a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 12C, Chakraberia Road (North), Post Office - Lala Lajpat Rai Sarani, Police Station - Ballygunge, Kolkata - 700020 and represented by its **Partner Mr. Surendra Kumar Dugar** [PAN ACUPD1317K] [AADHAAR 887644458052], son of Jhumarmal Dugar, residing at 52/4/1, Ballygunge Circular Road, Post Office - Ballygunge, Police Station - Ballygunge, Kolkata - 700019 **AND** [3] **VETIVER REALTY PRIVATE LIMITED** [PAN AAFCV1666F] [CIN U45400WB2015PTC207042], a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 12 (166), Banamali Ghoshal Lane, Block-B, Flat No. A-4, First Floor, , Post Office - Behala, Police Station - Behala, Kolkata - 700034 and represented by its **Director Ms. Amrita Sannigrahi** [PAN CAGPS3109C] [AADHAAR 556475014001], daughter of Ashok Sannigrahi, by faith - Hindu, by occupation - Business, residing at 18, Dakshin Para Road, Post Office - Paschim Barisha, Police Station - Thakurgukur, Kolkata - 700063, 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. Reshan Kishore** [PAN AWMPK78561] [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**

**AYANNA HOMES LLP [PAN ABIFA3806F] [LLPIN AAI-9828]**, a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 122/1R, Satyendranath Majumdar Sarani, Post Office - Kallighat, Police Station - Tollygunge, Kolkata - 700026 and represented by its Director Mr. Rishi Kyal [PAN AFTPK7464G] [Aadhaar 600912830434], son of Balkrishan Kyal, by faith - Hindu, by Occupation - Business, residing at 30C, South End Park, Near Gol Park, Post Office - Sarat Bose Road, Police Station - Rabindra Sarobar (formerly Lake Police Station), District - 24 Parganas (South), PIN Code - 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 its respective successors-in-interest/office, successors and/or assigns) of the **THIRD PART**

**AND**

**PS GROUP REALTY PRIVATE LIMITED [AASCP5390E] [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 Sumernall Sancheti, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, presently residing at 26B, Carnic Street, Post Office - Little Russel Street, Police Station - Shakespeare Sarani, Kolkata - 700016, hereinafter called and referred to as **PS GROUP/ CONFIRMING PARTY NO.2** (which term or expression shall unless be excluded by or repugnant to the subject or context shall be deemed to mean and included its successors-in-interest/office, successors and/or assigns) of the **FOURTH PART**

**AND**

**[1] ECLAIR INFRACON LLP [PAN AAGFE6323C] [LLPIN AAK-2137]**, a Limited Liability Partnership incorporated under Limited Liability Partnership Act, 2008 and having its registered

office at 55/1A, Strand Road, Post office - Beadon Street, police Station - Jorabagan, Kolkata - 700006, West Bengal, represented by its Partner **Mr. Siddhartha Mukhopadhyay Alias Siddhartha Mukherjee**, [PAN AIFPM4138C] [AADHAAR 903941196665], by Nationality Indian, by Caste Hindu, son of Late Ashutosh Mukhopadhyay, by occupation Business, residing at 119, Bhupen Roy Road, Post Office - Behala and Police Station - Behala, Kolkata - 700034, [2] **EKOANT INFRACON LLP** [PAN AAGFE9572F] [LLPIN AAM-0306], a Limited Liability Partnership incorporated under Limited Liability Partnership Act, 2008 and having its registered office at 12C, Chakraborty Road (North), Post office - Late Lajpat Rai Sarani, police Station - Ballygunge, Kolkata - 700020, West Bengal, represented by its Partner **Mr. Surendra Kumar Dugar** [PAN ACUPD1317K] [AADHAAR 887644456052], son of Late Jhumarmal Dugar, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 52/4/1, Ballygunge Circular Road, Police Station - Ballygunge, Post Office - Ballygunge, Kolkata - 700019, [3] **ETAKA REALSTATE LLP** [PAN AAGFE6450Q] [LLPIN AAK-2381], a Limited Liability Partnership incorporated under Limited Liability Partnership Act, 2008 and having its registered office at 55/1A, Strand Road, Post office - Beadon Street, Police Station - Jorabagan, Kolkata - 700006, West Bengal, represented by its Partner **Mr. Siddhartha Mukhopadhyay Alias Siddhartha Mukherjee** [AIFPM4138C] [AADHAAR 903941196665], son of Late Ashutosh Mukhopadhyay, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 119, Bhupen Roy Road, Police Station - Behala, Post Office - Behala, Kolkata - 700034, [4] **WRIDDHI DEVELOPER PRIVATE LIMITED** [PAN AABCW3621R] [U45400WB2013PTC191422], a company incorporated within the meaning of Companies Act, 1956 and having its registered office at 161/1, Mahatma Gandhi Road, Room No. 41, Post Office - Burrabazar, 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 - Burrabazar, Police Station - Jorasanko, Kolkata - 700007, West Bengal, represented by its Director **Mr. Rahul Kyal** [PAN AGHPK1359F] [AADHAAR 748707934912], son of Balkrishan Kyal, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 30C, South End Park, Police Station -

Rabindra Sarobar (formerly Lake Police Station), Post Office – Sarat Bose Road, Kolkata – 700029, **[6] EKARAJ BUILDCON LLP [PAN AAGFE6322D] [LLPIN AAK-2378]**, a Limited Liability Partnership incorporated under Limited Liability Partnership Act, 2008 and having its registered office at 122/1R, Satyendra Nath Majumdar, Post Office - Kallighat, Police Station - Tollygunge, Kolkata – 700026, West Bengal, represented by its Partner **Mr. Siddhartha Mukhopadhyay Alias Siddhartha Mukherjee [PAN AIFPM413BC] [AADHAAR 903941196685]**, 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) Banamat Ghoshal Lane, BL-B, Flat-A4, 1<sup>st</sup> Floor, Post Office and Police Station Behala, Kolkata 700 034 and represented by its Director **Mrs. Bratati Mukhopadhyay [PAN AESPM6897F] [AADHAAR 884513307107]**, wife of Late Ashutosh Mukhopadhyay, by faith – Hindu, by Occupation – Business, residing at 119, Bhupen Roy Road, Post office - Behala, Police Station - Behala, District – 24 Parganas (South), PIN Code - 700034 hereinafter called and referred to as **GRANTORS/CONFIRMING PARTY NO.3** (which term or expression shall unless be excluded by or repugnant to the subject or context shall be deemed to mean and included their respective successors-in-interest/office, successors and/or assigns) of the **FIFTH PART**

**WHEREAS:**

1. At all material point of time one **Patt Paban Palan** was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **all that** the piece and parcel of **Self Land** admeasuring **16.50 Decimals** more or less having **rayat siltiban dakhil** rights therein and comprised in **R.S. Dag No. 116** corresponding to **R.S. Khatian No. 80** lying and situated at **Mouja Sarnaslerchak, J.L. No. 17** and within the territorial jurisdiction of **Bishnupur Police Station** and within the jurisdiction of the **Additional District Sub Registrar - Bishnupur 24 Parganas (South)** and within the local limits of the **Kalardan Gram Panchayat** and in the **District of 24 Parganas (South)** and recorded his name in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the **BL & LRO**



Bishnupur Block as also mutated his name in the records of the Kulerdari Gram Panchayat upon payment of proportionate rates and taxes.

2. By a Deed of Conveyance dated 19<sup>th</sup> day of September, 1984 made between Parit Paban Pailan, therein referred to as the vendor of the one part and one Chapala Bala Kayal, therein referred to as the purchaser of the other part and registered at the Office of Sub Registrar - Bishnupur 24 Parganas (South) and recorded in Book No. I, Volume No. 36, Pages - 239 to 243, Being No. 6736 for the year 1984, the said Parit Paban Pailan sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Chapala Bala Kayal all that the piece and parcel of Sali Land admeasuring **16.50 Decimals** more or less having rayati shtiban dakhali rights therein and comprised in **R.S. Dag No. 116** corresponding to **R.S. Khatian No. 80** lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registrar - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South), (which is morefully and particularly described and mentioned in the Schedule thereunder written); absolutely and forever free from all encumbrances, charges, liens, lispense, attachments, mortgages, acquisitions, requisitions, debutor or trust whatsoever, at or for a consideration therein mentioned.
3. Thus pursuant to the Deed of Sale dgted 19<sup>th</sup> day of September, 1984 as recited above the said Chapala Bala Kayal 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 piece and parcel of Sali Land admeasuring **16.50 Decimals** more or less having rayati shtiban dakhali rights therein and comprised in **R.S. Dag No. 116** corresponding to **R.S. Khatian No. 80** lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registrar - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South) and became entitled to record her name in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRO Bishnupur Block as also became entitled to mutate her name in the records of the Kulerdari Gram Panchayat upon payment of proportionate rates and taxes as applicable (hereinafter referred to as the said Chapala's Land).

4. By another Deed of Conveyance dated 7<sup>th</sup> day of October 1994 made between Chapala Bala Kayal, therein referred to as the vendor of the one part and one Rabindra Nath Dhar, therein referred to as the purchaser of the other part and registered at the Office of SR Bishnupur 24 Parganas (South) and recorded in Book No. 1, Volume No. 47, Pages - 35 to 42, Being No. 4253 for the year 1994, the said Chapal Bala Kayal sold transferred and conveyed in favour of the said Rabindra Nath Dhar out of the said Chapala's Land being **all that** the pieces and parcels of Sali Land admeasuring **2.46 Decimals** more or less having rayati shritiban dakhali rights therein and comprised in **R.S. Dag No. 116** corresponding to **R.S. Khatian No. 80** lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registrar - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South), (which is morefully and particularly described and mentioned in the Schedule thereunder written), absolutely and forever free from all encumbrances, charges, liens, lispendense, attachments, mortgages, acquisitions, requisitions, debutor or trust whatsoever, at or for a consideration therein mentioned.
  
5. By another Deed of Conveyance dated 7<sup>th</sup> day of October 1994 made between Chapala Bala Kayal, therein referred to as the vendor of the one part and one Kaitav Parui, 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. 47, Pages - 43 to 52, Being No. 4254 for the year 1994, the said Chapal Bala Kayal sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Kaitav Parui out of the said Chapala's Land being **all that** the pieces and parcels of Sali Land admeasuring **3.30 Decimals** more or less having rayati shritiban dakhali rights therein and comprised in **R.S. Dag No. 116** corresponding to **R.S. Khatian No. 80** lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registrar - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South), (which is morefully and particularly described and mentioned in the Schedule thereunder written), absolutely and forever free from all encumbrances, charges, liens, lispendense, attachments, mortgages, acquisitions, requisitions, debutor or trust whatsoever, at or for a consideration therein mentioned.

6. By another Deed of Conveyance dated 14<sup>th</sup> day of March 1995 made between Chapala Bala Kayal, therein referred to as the vendor of the one part and one Subroto Basu, therein referred to as the purchaser of the other part and registered at the Office of Sub Registrar - Bishrupur 24 Parganas (South) and recorded in Book No. 1, Volume No. 12, Pages ~ 29 to 38, Being No. 929 for the year 1995, the said Chapal Bala Kayal sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Subroto Basu out of the said Chapala's Land being all that the pieces and parcels of Sali Land admeasuring 2.48 Decimals more or less having rayati sthitban dakhali rights therein and comprised in R.S. Dag No. 116 corresponding to R.S. Khatian No. 80 lying and situated at Mouja Sarnasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishrupur Police Station and within the jurisdiction of the Additional District Sub Registrar - Bishrupur 24 Parganas (South) and within the local limits of the Kulerdan Gram Panchayat and in the District of 24 Parganas (South), (which is morefully and particularly described and mentioned in the Schedule thereunder written), absolutely and forever free from all encumbrances, charges, liens, lispense, attachments, mortgages, acquisitions, requisitions, debttor or trust whatsoever, at or for a consideration therein mentioned.
7. By another Deed of Conveyance dated 14<sup>th</sup> day of Merch 1995 made between Chapala Bala Kayal, therein referred to as the vendor of the one part and one Uday Roy, therein referred to as the purchaser of the other part and registered at the Office of Sub Registrar - Bishrupur 24 Parganas (South) and recorded in Book No. 1, Volume No. 12, Pages - 45 to 54, Being No. 931 for the year 1995, the said Chapal Bala Kayal sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Uday Roy out of the said Chapala's Land being all that the pieces and parcels of Sali Land admeasuring 4.13 Decimals more or less having rayati sthitban dakhali rights therein and comprised in R.S. Dag No. 116 corresponding to R.S. Khatian No. 80 lying and situated at Mouja Sarnasterchak, J.L. No. 17 and wthin the territorial jurisdiction of Bishrupur Police Station and within the jurisdiction of the Additional District Sub Registrar - Bishrupur 24 Parganas (South) and within the local limits of the Kulerdan Gram Panchayat and in the District of 24 Parganas (South), (which is morefully and particularly described and mentioned in the Schedule thereunder written), absolutely and forever free from all encumbrances, charges, liens, lispense, attachments,

mortgages, acquisitions, requisitions, debutter or trust whatsoever, at or for a consideration therein mentioned.

8. By another Deed of Conveyance dated 14<sup>th</sup> day of March 1995 made between Chapala Bala Kayal, therein referred to as the vendor of the one part and one Ashutosh Mukhopadhyay, 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. 12, Pages - 39 to 44, **Being No. 930** for the year 1995, the said Chapal Bala Kayal sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Ashutosh Mukhopadhyay out of the said Chapala's Land being all that the pieces and parcels of Sali Land admeasuring **4.13 Decimals** more or less having rayati sthiliban dakhali rights therein and comprised in **R.S. Dag No. 116** corresponding to **R.S. Khatian No. 80** lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registrar - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South), (which is morefully and particularly described and mentioned in the Schedule thereunder written), absolutely and forever free from all encumbrances, charges, liens, dependense, attachments, mortgages, acquisitions, requisitions, debutter or trust whatsoever, at or for a consideration therein mentioned.
9. By another Deed of Conveyance dated 11<sup>th</sup> day of November 2002 made between Uday Roy, 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. 1, Volume No. 46, Pages - 423 to 434, **Being No. 4125** for the year 2002, the said Uday Roy sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Ashutosh Mukhopadhyay all that the pieces and parcels of Sali Land admeasuring **4.13 Decimals** more or less having rayati sthiliban dakhali rights therein and comprised in **R.S. Dag No. 116** corresponding to **L.R. Dag No. 115** corresponding to **R.S. Khatian No. 80** corresponding to **L.R. Khatian No. 84** lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registrar - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South), (which is morefully and

particularly described and mentioned in the Schedule thereunder written), absolutely and forever free from all encumbrances, charges, liens, lispendense, attachments, mortgages, acquisitions, requisitions, debutter or trust whatsoever, at or for a consideration therein mentioned.

10. By another Deed of Conveyance dated 25<sup>th</sup> day of July 2003 made between Kaitav Parui, 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. 1, Volume No. 71, Pages - 385 to 396, Being No. 3789 for the year 2006, the said Kaitav Parui sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Ashutosh Mukhopadhyay all that the pieces and parcels of Sali Land admeasuring 3.30 Decimals more or less having rayat sthitiban dakhali rights therein and comprised in R.S. Dag No. 115 corresponding to L.R. Dag No. 115 corresponding to R.S. Khatian No. 80 corresponding to L.R. Khatian No. 84 lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registrar - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdai 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.
11. By another Deed of Conveyance dated 25<sup>th</sup> day of July 2003 made between Rabindra Nath Dhar, 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. 1, Volume No. 71, Pages - 397 to 407, Being No. 3790 for the year 2006, the said Rabindra Nath Dhar sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Ashutosh Mukhopadhyay all that the pieces and parcels of Sali Land admeasuring 2.46 Decimals more or less having rayat sthitiban dakhali rights therein and comprised in R.S. Dag No. 116 corresponding to L.R. Dag No. 115 corresponding to R.S. Khatian No. 80 corresponding to L.R. Khatian No. 84 lying and situated at Mouja Sarmasterchak, J.L. No. 17



and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registrar - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South), (which is morefully and particularly described and mentioned in the Schedule thereunder written), absolutely and forever free from all encumbrances, charges, liens, lispense, attachments, mortgages, acquisitions, requisitions, debtor or trust whatsoever, at or for a consideration therein mentioned.

12. By another Deed of Conveyance dated 30<sup>th</sup> day of January 2006 made between Subrato Basu, 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. 1, Volume No. 137, Pages - 67 to 78, **Being No. 7498** for the year 2006, the said Subrato Basu sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Ashutosh Mukhopadhyay **all that** the pieces and parcels of Sali Land admeasuring **2.48 Decimals** more or less having rayati shiliban dakhali rights therein and comprised in **R.S. Dag No. 116** corresponding to **L.R. Dag No. 115** corresponding to **R.S. Khatian No. 80** corresponding to **L.R. Khatian No. 84** lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registrar - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South), (which is morefully and particularly described and mentioned in the Schedule thereunder written), absolutely and forever free from all encumbrances, charges, liens, lispense, attachments, mortgages, acquisitions, requisitions, debtor or trust whatsoever, at or for a consideration therein mentioned.
13. Thus pursuant to the five Deeds of Sale all dated 14<sup>th</sup> March 1995, 11<sup>th</sup> November 2002, 25<sup>th</sup> July, 2003 and 30<sup>th</sup> January 2006 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 Sali Land admeasuring **16.50 Decimals** more or less having rayati shiliban dakhali rights therein and comprised in **L.R. Dag No. 115** (corresponding to **R.S. Dag No. 116**) corresponding to **L.R. Khatian No. 487** lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the

territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registrar - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South) and recorded his name in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the B.L. & LRO Bishnupur Block as also recorded his name in the records of the Kulerdari Gram Panchayat upon payment of proportionate rates and taxes (hereinafter referred to as the said **Ashutosh's Land**).

14. By another Deed of Conveyance dated 26<sup>th</sup> day of August 2015 made between the said Ashutosh Mukhopadhyay, therein referred to as the vendor of the one part and Shoebill Realty Pvt. Ltd., therein referred to as the purchaser of the other part and registered at the Office of District Sub Registrar - IV Alipore 24 Parganas (South) and recorded in Book No. I, Volume No. 1604-2015, Pages - 64600 to 64628, **Being No. 6465** for the year 2015, the said Ashutosh Mukhopadhyay sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Shoebill Realty Pvt. Ltd. out of the said Ashutosh's Land being **all that** the pieces and parcels of Sali Land admeasuring **10.00 Decimals** more or less having rayati shtiliban dakhali rights therein and comprised in **L.R. Dag No. 115** (corresponding to **R.S. Dag No. 116**) corresponding to **L.R. Khatian No. 487** (previous **R.S. Khatian No. 80**) lying and situated at Mouja Sarmascherhak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registrar - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South), (which is morefully and particularly described and mentioned in the Schedule thereunder written), absolutely and forever free from all encumbrances, charges, liens, lispensense, attachments, mortgages, acquisitions, requisitions, debtor or trust whatsoever, at or for a consideration therein mentioned.

15. Thus pursuant to the Deed of Sale dated 26<sup>th</sup> day of August 2015 as recited above the said Shoebill Realty Pvt. Ltd., accured 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 shtiliban dakhali rights therein and comprised in **L.R. Dag No. 115** (corresponding to **R.S. Dag No. 116**) corresponding to **L.R. Khatian No. 571** (previous **L.R. Khatian No. 487**) lying and situated at Mouja Sarmascherhak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registrar - Bishnupur 24

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

16. By another Deed of Conveyance dated 24<sup>th</sup> day of July 1998 made between Ashutosh Mukhopadhyay, therein referred to as the vendor of the one part and one Parimal Chandra Paul alias Pal, 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. 36, Pages - 321 to 326, **Being No. 2103** for the year 1998, the said Ashutosh Mukhopadhyay sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Parimal Chandra Paul @ Pal out of the said Ashutosh's Land being all that the pieces and parcels of Sali Land admeasuring **3.33 Decimals** more or less having rayal shiliban dakhil rights therein and comprised in **L.R. Dag No. 115** (corresponding to **R.S. Dag No. 116**) corresponding to **L.R. Khatian No. 487** (previous **R.S. Khatian No. 80**) lying and situated at Mouja Sarmasterchak, I.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registrar - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South), (which is morefully and particularly described and mentioned in the Schedule thereunder written), absolutely and forever free from all encumbrances, charges, liens, lispendense, attachments, mortgages, acquisitions, requisitions, debuttur or trust whatsoever, at or for a consideration therein mentioned.
  
17. By another Deed of Conveyance dated 8<sup>th</sup> day of January 2015 made between the said Parimal Chandra Paul @ Pal, therein referred to as the vendor of the one part and Ayanna Developers Pvt. Ltd. and Ayanna Homes Pvt. Ltd., therein referred to as the purchasers of the other part and registered at the Office of Additional District Sub Registrar - Bishnupur 24 Parganas (South) and recorded in Book No. 1, CD Volume No. 1, Pages - 2268 to 2286, **Being No. 153** for the year 2015, the said Parimal Chandra Paul @ Pal sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Ayanna Developers Pvt. Ltd. and Ayanna Homes Pvt. Ltd. all that the pieces and parcels of Sali Land admeasuring **3.33 Decimals**

more or less having rayati sthiltan dakhali rights therein and comprised in L.R. Dag No. 115 (corresponding to R.S. Dag No. 116) corresponding to L.R. Khatian No. 497 (previous R.S. Khatian No. 80) lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registrar - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South), (which is morefully and particularly described and mentioned in the Schedule thereunder written), absolutely and forever free from all encumbrances, charges, liens, fispense, attachments, mortgages, acquisitions, requisitions, debultor or trust whatsoever, at or for a consideration therein mentioned.

18. Thus pursuant to the Deed of Sale dated 8<sup>th</sup> day of January 2015 as recited above the said Ayanna Developers Pvt. Ltd. and Ayanna Homes Pvt. Ltd. acquired right title and interest and as such each of them individually became well and sufficiently entitled to all that the undivided proportionate one-half share or interest into or upon all that the pieces and parcels of Sali Land admeasuring 3.33 Decimals more or less having rayati sthiltan dakhali rights therein and comprised in L.R. Dag No. 115 (corresponding to R.S. Dag No. 116) corresponding to L.R. Khatian Nos. 617 and 619 (previous L.R. Khatian No. 487) lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registrar - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South) and recorded its name in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRO Bishnupur Block as also mutated its name in the records of the Kulerdari Gram Panchayat upon payment of proportionate rates and taxes as applicable.

19. Thus pursuant to the Deed of Sale dated 8<sup>th</sup> day of January 2015 as recited above the said Ayanna Developers Private Limited, acquired right title and interest and as such became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that the undivided proportionate one-half share or interest which is equivalent to all that the pieces and parcels of Sali Land admeasuring 1.665 Decimals more or less having rayati sthiltan dakhali rights therein and comprised in L.R. Dag No. 115 (corresponding to R.S. Dag No. 116) corresponding to L.R. Khatian No. 617 (previous L.R. Khatian No. 487)



lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registrar - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South) and recorded its name in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRO Bishnupur Block as also mutated its name in the records of the Kulerdari Gram Panchayat upon payment of proportionate rates and taxes as applicable (hereinafter referred to as the said **Lot-B Land**) (which is morefully and particularly described and mentioned in the **Second Schedule** hereunder written).

20. By another Deed of Conveyance dated 26<sup>th</sup> day of August 2015 made between the said Ashutosh Mukhopadhyay, therein referred to as the vendor of the one part and Vetiver Realty Pvt. Ltd., therein referred to as the purchaser of the other part and registered at the Office of District Sub Registrar - IV Alipore 24 Parganas (South) and recorded in Book No. J, Volume No. 1604-2015, Pages - 64629 to 64659, **Being No. 6466** for the year 2015, the said Ashutosh Mukhopadhyay sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Vetiver Realty Pvt. Ltd. out of the said Ashutosh's Land being **all that the pieces and parcels of Sali Land admeasuring 4.00 Decimals** more or less having rayati sthriban dakhali rights therein and comprised in **L.R. Dag No. 115** (corresponding to **R.S. Dag No. 116**) corresponding to **L.R. Khatian No. 487** (previous **R.S. Khatian No. 80**) lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registrar - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South) and recorded its name in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRO Bishnupur Block as also mutated its name in the records of the Kulerdari Gram Panchayat upon payment of proportionate rates and taxes as applicable.
21. Thus pursuant to the Deed of Sale dated 26<sup>th</sup> day of August 2015 as recited above the said Vetiver Realty Pvt. Ltd. acquired right title and interest and as such became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **all that the pieces and parcels of Sali Land admeasuring 4.00 Decimals** more or less having rayati sthriban dakhali rights therein and comprised in **L.R. Dag No. 115** (corresponding to **R.S. Dag No. 116**)



corresponding to **L.R. Khatian No. 573** (previous **L.R. Khatian No. 487**) lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registrar - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South) and recorded its name in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRO Bishnupur Block as also mutated its name in the records of the Kulerdari Gram Panchayat upon payment of proportionate rates and taxes as applicable (hereinafter referred to as the said **Lot-C Land**) (which is morefully and particularly described and mentioned in the **Third Schedule** hereunder written).

22. At all material point of time one Motilal Pailan was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that the piece and parcel of Sali Land admeasuring **16.50 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **R.S. Dag No. 116** corresponding to **R.S. Khatian No. 80** lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registrar - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South) and recorded his name in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRO Bishnupur Block as also recorded his name in the records of the Kulerdari Gram Panchayat upon payment of proportionate rates and taxes (hereinafter referred to as **Motilal's Land**).
23. While being seized and possessed of the said Motilal's Land, the said Motilal Pailan died intestate and at the time of his death he was survived by his widow Kalidasi Pailan and three sons namely Kasinath Pailan, Biswanath Pailan and Ratikanta Pailan and only daughter namely Renubala Pailan as his only heirs and/or heiresses and/or legal representatives to his estate.
24. Thus with the operation of the laws of intestate succession the said Kalidasi Pailan, Kasinath Pailan, Biswanath Pailan, Ratikanta Pailan and Renubala Pailan each of them became well and sufficiently entitled to all that the undivided proportionate **one-fifth** share or interest into or upon all that the piece and parcel of Sali Land admeasuring **16.50 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **L.R. Dag No. 115**

(corresponding to R.S. Dag No. 116) corresponding to L.R. Khatian No. 227, 228, 229, 230 and 231 (previous R.S. Khatian No. 80) lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registrar - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South) and recorded their names in the records of right of the Govt. of West Bengal upon payment of proportionate rates and taxes at the office of the BL & LRO Bishnupur, 24 Parganas (South) and also mutated their names in the records of the Kulerdari Gram Panchayat upon payment of proportionate rates and taxes as applicable.

25. While being seized and possessed of the said Modai's Land, the said Kalidasi Pailan died intestate and at the time of her death she was survived by her three sons namely Kasinath Pailan, Biswanath Pailan and Ratikanta Pailan and only daughter namely Renubala Pailan as her only heirs and/or heiresses and/or legal representatives to her estate.
26. Thus with the operation of the laws of intestate succession the said Kasinath Pailan, Biswanath Pailan, Ratikanta Pailan and Renubala Mondal each of them became well and sufficiently entitled to all that the undivided proportionate one-fourth share or interest into or upon all that the piece and parcel of Sal Land admeasuring 16.50 Decimals more or less having rayati stridhan dakhali rights therein and comprised in L.R. Dag No. 115 (corresponding to R.S. Dag No. 116) corresponding to L.R. Khatian No. 227, 228, 229, 230 and 231 (previous R.S. Khatian No. 80) lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registrar - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South) and recorded their names in the records of right of the Govt. of West Bengal upon payment of proportionate rates and taxes at the office of the BL & LRO Bishnupur, 24 Parganas (South) and also mutated their names in the records of the Kulerdari Gram Panchayat upon payment of proportionate rates and taxes as applicable.
27. By a Deed of Conveyance dated 15<sup>th</sup> day of June 2001 made between Renubala Mondal, therein referred to as the vendor of the one part and Biswanath Pailan and Ratikanta Pailan, therein referred to as the purchasers of the other part and registered at the Office of District

Sub Registrar - IV Alipore 24 Parganas (South) and recorded in Book No. 1, CD Volume No. 34, Pages - 155 to 164, Being No. 1522 for the year 2002, the said Renubala Mondal sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Biswanath Pailan and Ratikanta Pailan out of the said Motilal's Land being all that the piece and parcel of Sali Land admeasuring 4.00 Decimals more or less having rayati shriban dakhali rights therein and comprised in L.R. Dag No. 115 (corresponding to R.S. Dag No. 116) corresponding to L.R. Khatian No. 231 (previous R.S. Khatian No. 80) lying and situated at Mouja Sarnasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registrar - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South), (which is morefully and particularly described and mentioned in the Schedule thereunder written), absolutely and forever free from all encumbrances, charges, liens, lispendense, attachments, mortgages, acquisitions, requisitions, debutor or trust whatsoever, at or for a consideration therein mentioned.

28. Thus pursuant to the Deed of Sale dated 15<sup>th</sup> day of June 2001 as recited above the said Biswanath Pailan and Ratikanta Pailan 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 12.375 Decimals more or less having rayati shriban dakhali rights therein and comprised in L.R. Dag No. 115 (corresponding to R.S. Dag No. 116) corresponding to L.R. Khatian Nos. 227, 229, 230 and 231 (previous R.S. Khatian No. 80) lying and situated at Mouja Sarnasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registrar - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South).

Sl.	Name of the Title Holder	Title acquired from	Share	Area in Decimals
1.	Biswanath Pailan	Motilal Pailan	One-fifth	3.30
	Biswanath Pailan	Kalidasi Pailan	One-fourth	0.825
	Biswanath Pailan	Renubala Pailan	Half share	2.0525
<b>Total Share of Biswanath Pailan</b>				<b>6.1875</b>

2.	Ratikanta Pailan	Motilal Pailan	One-fifth	3.30
	Ratikanta Pailan	Kalidasi Pailan	One-fourth	0.825
	Ratikanta Pailan	Renubala Pailan	Half share	2.0625
<b>Total Share of Ratikanta Pailan</b>				<b>6.1875</b>

29. While being seized and possessed of all that the undivided one-fourth share or interest in the said Motilal's Land, the said Kasinath Pailan died intestate as bachelor on or about 11<sup>th</sup> February 2002 and at the time of his death he was survived by his two brothers namely Biswanath Pailan and Ratikanta Pailan and only sister namely Renubala Mondal as his only heirs and/or heiresses and/or legal representatives to his estate.
30. Thus with the operation of the laws of intestate succession and in pursuance of the Deed of Sale dated 15<sup>th</sup> June 2001 the said Biswanath Pailan, Ratikanta Pailan and Renubala Mondal each of them became well and sufficiently entitled to all that the undivided share or interest in the said Motilal's Land, in the manner morefully described in the table hereunder:-

Sf. No.	Name of the Title Holder	Title acquired from	Share	Area in Decimals
1.	Biswanath Pailan	Motilal Pailan	One-fifth	3.30
	Biswanath Pailan	Kalidasi Pailan	One-fourth	0.825
	Biswanath Pailan	Renubala Pailan	Half share	2.0625
	Biswanath Pailan	Kasinath Pailan	One-third	1.375
<b>Total Share of Biswanath Pailan</b>				<b>7.5625</b>
2.	Ratikanta Pailan	Motilal Pailan	One-fifth	3.30
	Ratikanta Pailan	Kalidasi Pailan	One-fourth	0.825
	Ratikanta Pailan	Renubala Pailan	Half share	2.0625
	Ratikanta Pailan	Kasinath Pailan	One-third	1.375
<b>Total Share of Ratikanta Pailan</b>				<b>7.5625</b>
3.	Renubala Mondal	Motilal Pailan	One-fifth	3.30
	Renubala Mondal	Kalidasi Pailan	One-fourth	0.825

Total Area			4.125
Transferred in favour of Biswanath Pailan and Ratikanta Pailan			4.125
Area remaining after transfer			0.00
Renubala Mondal	Kaskiath Pailan	One-third	1.375
<b>Total Share of Renubala Mondal</b>			<b>1.375</b>

31. Thus the said Biswanath Pailan became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that the pieces and parcels of Sali Land admeasuring 7.5625 Decimals more or less having rayati sthitiyan dakhali rights therein and comprised in L.R. Dag No. 115 (corresponding to R.S. Dag No. 116) corresponding to L.R. Khatian Nos. 227, 228, 229, 230 and 231 (previous R.S. Khatian No. 80) lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registrar - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdon Gram Panchayat and in the District of 24 Parganas (South) (hereinafter referred to as the said Biswanath's Land).
32. While being seized and possessed of the said Biswanath's Land, the said Biswanath Pailan died intestate on or about 2<sup>nd</sup> October 2004 and at the time of his death he was survived by his widow namely Susama Pailan and two sons namely Dhiraj Pailan and Swaraj Pailan as his only heirs and/or heiresses and/or legal representatives to his estate.
33. Thus with the operation of the laws of intestate succession and pursuant to the Deed of Sale as recited hereinabove the said Ratikanta Pailan, Renubala Mondal, Susama Pailan, Dhiraj Pailan and Swaraj Pailan acquired right title and interest and as such became seized and possessed of and/or otherwise well and sufficiently entitled to all that the said Motilal's Land.
34. By a Deed of Conveyance dated 19<sup>th</sup> day of January 2015 made between Susama Pailan, Dhiraj Pailan, Swaraj Pailan and Ratikanta Pailan, therein referred to as the vendor of the one part and Ayanza Developers Pvt. Ltd. and Ayanza Homes Pvt. Ltd., therein referred to as the purchasers of the other part and registered at the Office of Additional District Sub Registrar -



Bishnupur 24 Parganas (South) and recorded in Book No. 1, CD Volume No. 1, Pages – 5231 to 5247, Being No. 350 for the year 2015, the said Susama Pailan & Others sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Ayanna Developers Pvt. Ltd. and Ayanna Homes Pvt. Ltd. out of the said Moulle's Land being all that the pieces and parcels of Sali Land admeasuring 15.125 Decimals more or less having rayati sthitiban dakhali rights therein and comprised in L.R. Dag No. 115 (corresponding to R.S. Dag No. 116) corresponding to L.R. Khatian Nos. 227, 228, 229, 230 and 231 (previous R.S. Khatian No. 80) 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 Registrar - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdar Gram Panchayat and in the District of 24 Parganas (South), (which is morefully and particularly described and mentioned in the Schedule thereunder written), absolutely and forever free from all encumbrances, charges, liens, lispense, attachments, mortgages, acquisitions, requisitions, debuttor or trust whatsoever, at or for a consideration therein mentioned.

35. Thus pursuant to the Deed of Sale dated 19<sup>th</sup> day of January 2015 as recited above the said Ayanna Developers Pvt. Ltd. and Ayanna Homes Pvt. Ltd. acquired right tide and interest and as such each of them individually became well and sufficiently entitled to all that undivided proportionate one-half share or interest into or upon all that the pieces and parcels of Sali Land admeasuring 15.125 Decimals more or less having rayati sthitiban dakhali rights therein and comprised in L.R. Dag No. 115 (R.S. Dag No. 116) corresponding to L.R. Khatian Nos. 617 and 619 (previous L.R. Khatian Nos. 227, 228, 229, 230 and 231) 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 Registrar - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdar 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 TL & LRO Bishnupur Block as also mutated their names in the records of the Kulerdar Gram Panchayat upon payment of proportionate rates and taxes as applicable

36. Thus pursuant to the Deed of Sale dated 19<sup>th</sup> day of January 2015 as recited above the said Ayanna Developers Private Limited, acquired right title and interest and as such became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **all that** the undivided proportionate **one-half** share or interest which is equivalent to **all that** the pieces and parcels of Sali Land admeasuring **7.5625 Decimals** more or less having rayati sthitban dakhali rights therein and comprised in **L.R. Dag No. 115 (R.S. Dag No. 116)** corresponding to **L.R. Khatian No. 617** (previous L.R. Khatian Nos. **227, 228, 229, 230 and 231**) lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registrar - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South) and recorded its name in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRC Bishnupur Block as also mutated its name in the records of the Kulerdari Gram Panchayat upon payment of proportionate rates and taxes as applicable (hereinafter referred to as the said **Lot-D Land**) (which is morefully and particularly described and mentioned in the **Fourth Schedule** hereunder written).
37. By another Deed of Conveyance dated 25<sup>th</sup> day of June 2015 made between Renubala Mondal, therein referred to as the vendor of the one part and Ayanna Developers Pvt. Ltd. and Ayanna Homes Pvt. Ltd., therein referred to as the purchasers of the other part and registered at the Office of District Sub Registrar - IV Allipore 24 Parganas (South) and recorded in Book No. 1, Volume No. 1604-2015, Pages - 19695 to 19719, **Being No. 5029** for the year 2015, the said Renubala Mondal sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Ayanna Developers Pvt. Ltd. and Ayanna Homes Pvt. Ltd. out of the said Mondal's Land being **all that** the pieces and parcels of Sali Land admeasuring **1.50 Decimals** more or less having rayati sthitban dakhali rights therein and comprised in **L.R. Dag No. 115** (corresponding to **R.S. Dag No. 116**) corresponding to **L.R. Khatian Nos. 227, 228 and 231** (previous **R.S. Dag No. 80**) lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registrar - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South), (which is morefully and particularly described and mentioned in the Schedule thereunder written), absolutely and forever free from all encumbrances, charges, liens, lispandise, attachments, mortgages,

acquisitions, requisitions, devutor or trust whatsoever, at or for a consideration therein mentioned.

38. Thus pursuant to the Deed of Sale dated 26<sup>th</sup> day of June 2015 as recited above the said Ayanna Developers Pvt. Ltd. and Ayanna Homes Pvt. Ltd. acquired right title and interest and as such each of them individually became well and sufficiently entitled to all that undivided proportionate one-half share or interest into or upon all that the pieces and parcels of Salt Land admeasuring 1.50 Decimals more or less having rayati shtitban dakhali rights therein and comprised in L.R. Dag No. 115 (corresponding to R.S. Dag No. 116) corresponding to L.R. Khatian Nos. 617 and 619 (previous L.R. Khatian Nos. 227, 228 and 231) lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registrar - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South) and recorded their names in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRO Bishnupur Block as also mutated their names in the records of the Kulerdari Gram Panchayat upon payment of proportionate rates and taxes as applicable.
39. Thus pursuant to the Deed of Sale dated 26<sup>th</sup> day of June 2015 as recited above the said Ayanna Developers Private Limited, acquired right title and interest and as such became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that the undivided proportionate one-half share or interest which is equivalent to all that the pieces and parcels of Salt Land admeasuring 0.75 Decimals more or less having rayati shtitban dakhali rights therein and comprised in L.R. Dag No. 115 (corresponding to R.S. Dag No. 116) corresponding to L.R. Khatian No. 617 (previous L.R. Khatian Nos. 227, 228 and 231) lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registrar - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South) and recorded its name in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRO Bishnupur Block as also mutated its name in the records of the Kulerdari Gram Panchayat upon payment of proportionate rates and taxes as applicable.

(hereinafter referred to as the said Lot-E Land) (which is morefully and particularly described and mentioned in the **Fifth Schedule** hereunder written).

40. Thus pursuant to the five Deeds of Sale all dated 8<sup>th</sup> January 2015, 19<sup>th</sup> January 2015, 26<sup>th</sup> June, 2015 and 26<sup>th</sup> August 2015, the said Shoebill Realty Pvt. Ltd., Ayanna Developers Pvt. Ltd. and Vetiver Realty Pvt. Ltd. jointly became seized and possessed of and/or otherwise well and sufficiently entitled to all that the Lot-A Land, the Lot-B Land, the Lot-C Land, the Lot-D Land and the Lot-E Land being **ALL THAT** the piece and parcel of Sali Land measuring **23.9775 Decimals** more or less having rayat shiliban dakhil rights therein and comprised in L.R. Dag No. 115 (corresponding to R.S. Dag No. 116) measuring **10.00 Decimals** more or less corresponding to L.R. Khatian No. 571 (previous L.R. Khatian No. 487) **AND** L.R. Dag No. 115 (corresponding to R.S. Dag No. 116) measuring **9.9775 Decimals** more or less corresponding to L.R. Khatian No. 617 (previous L.R. Khatian Nos. 227, 228, 229, 230 & 231) **AND** L.R. Dag No. 115 (corresponding to R.S. Dag No. 116) measuring **4.00 Decimals** more or less corresponding to L.R. Khatian No. 573 (previous L.R. Khatian No. 487) lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdar 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 Kulerdar Gram Panchayat upon payment of proportionate rates and taxes as applicable (hereinafter referred to as the said **Entire Land**) (which is morefully and particularly described and mentioned in the **Sixth Schedule** hereunder written).

41. After mutation of their names the said Shoebill Realty Private Limited, Ayanna Developers Private Limited and Vetiver Realty Private Limited made three separate applications at the Office of the Block Land & Land Reforms Officer, Bishnupur - I at Bnasa, 24 Parganas (South) for conversion of the land use from agricultural land and/or Sali to Bestu and accordingly by three separate orders being Memo No. S-2/927/BLLRO-Bishnupur-I/13 dated 15<sup>th</sup> October 2015, Memo No. S-2/298/BLLRO-Bishnupur-I/13 dated 3<sup>rd</sup> June 2015 and Memo No. S-2/933/BLLRO-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 Shoebill Realty Private Limited, Ayanna Developers Private Limited and Vetiver Realty Private Limited have become entitled to utilize the said Entire Land for bastu purpose and/or for construction of any realstate projects.

42. 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 Sammasterchak, 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.
43. Pursuant to three separate Development Agreements dated 23<sup>rd</sup> day of June 2015, 9<sup>th</sup> day of November 2015 and 22<sup>nd</sup> day of September 2017 and two Supplementary Agreements both dated 30<sup>th</sup> June, 2017 and 19<sup>th</sup> December, 2018 (hereinafter collectively referred to as the said **Development Agreements**) made and executed between seventy nine separate independent legal entities, therein referred to as the Owners of the one part and the said **PS Vinayak Complex LLP**, therein referred to as the Developer of the other part and registered at the Office of the District Sub Registrar – IV Alipore, 24 Parganas (South) and recorded in Book No. I, Being No. 4903 for the year 2015, Book No. I Being No. 7787 for the year 2015, Book No. I Being No. 6419 for the year 2017, Book No. I Being No. 5048 for the year 2017 and Book No. I Being No. 7480 for the year 2018 respectively, whereby the Owners in consideration of the Developer being the said PS Vinayak Complex LLP assuring to built and construct a housing project comprising of several building blocks containing self contained flats/units, car parking spaces and various modern facilities and amenities granted the right of development and construction of a housing project on the said Larger Property which included the said Entire Land unto and in favour of the said PS Vinayak Complex LLP and on such other terms and condition therein mentioned.



44. 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.
45. In consideration of the rights and interest available by virtue of the said Development Agreement to the said PS Vinayak Complex LLP, PS Group Realty Private Limited, the Confirming Party No.2 herein, as a designated partner of the said PS Vinayak Complex LLP, has submitted a proposal on 12<sup>th</sup> February, 2019 in response to the Tender Notice dated 18<sup>th</sup> January, 2019, published in "The Economic Times" newspaper, by Central Government Employees Welfare Housing Organization (hereinafter referred to as the said CGEWHO), being the Purchaser herein for the construction and sale and/or transfer of a Housing Project on turnkey basis, proposed to be built and constructed upon all that the land measuring 239.00 Decimals more or less comprised in several dag and khatian nos. situate at the Moujas of Daulatpur and Sarmesterchak, Police Station – Bishnupur and in the District of 24 Parganas (South) together with a right of access through a common passage (hereinafter referred to as the said Project Land).
46. 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.
47. 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 2016, Being No. 7480 of 2016, on such terms and conditions as recorded therein.

48. By another Agreement for Cancellation dated 27<sup>th</sup> day of February 2020 made and executed between the said Eeshvi Real Estate LLP and Twenty Seven other independent legal entities, therein referred to as the Owners of the One Part and the said PS Vinayak Complex LLP, therein referred to as the Developer of the Other Part and registered at the Office of the District Sub Registrar – IV Alipore, 24 Parganas (South) and recorded in Book No. 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.
49. 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. 1, 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. 5045 of 2017, on such terms and conditions as recorded therein.
50. 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. 1, **Being No. 963** for the year 2020, Book No. 1, **Being No. 1006** for the year 2020 and Book No. 1, **Being No.**

**1007** for the year 2020 are hereinafter collectively referred to as the said **Cancellation Agreements**.

51. In consideration of the above understanding the **Vendors** herein and **PS Vinayak Complex LLP** and **PS Group Realty Private Limited** herein and the said **LOI** issued by the **CGEWHO** to the **PS Group Realty Private Limited** herein, the **Vendors** herein have agreed to sell, transfer and convey in favour of the **Purchaser** herein and the **Purchaser** has agreed to purchase out of the said **Entire Land** all that the piece and parcel of **Homestead Land (Bastu)** measuring **22.00 Decimals** out of **23.9775 Decimals** more or less having **rayati sthitban cakhali** rights therein and comprised in **L.R. Dag No. 115** (corresponding to **R.S. Dag No. 116**) measuring **10.00 Decimals** more or less corresponding to **L.R. Khatian No. 571** (previous **L.R. Khatian No. 487**) **AND** **L.R. Dag No. 115** (corresponding to **R.S. Dag No. 116**) measuring **9.00 Decimals** more or less corresponding to **L.R. Khatian No. 617** (previous **L.R. Khatian Nos. 227, 228, 229, 230 & 231**) **AND** **L.R. Dag No. 115** (corresponding to **R.S. Dag No. 116**) measuring **3.00 Decimals** more or less corresponding to **L.R. Khatian No. 573** (previous **L.R. Khatian No. 487**) lying and situated at **Mouja Sarmasterchak, J.L. No. 17** and within the territorial jurisdiction of **Bishnupur Police Station** and within the jurisdiction of the **Additional District Sub Registration Office - Bishnupur 24 Parganas (South)** and within the local limits of the **Kulerdar Gram Panchayat** and in the **District of 24 Parganas (South)**, at or for a total consideration of **Rs. 2,95,68,000/- [Rupees Two Crore Ninety Five Lakh and Sixty Eight Thousand Only]** and on such terms and conditions hereinafter mentioned (hereinafter for the sake of brevity referred to as the said **Land**) (which is morefully and particularly described and mentioned in the **Seventh Schedule** hereunder written).
52. The **Confirming Party No.1** herein being the co-owners of such undivided part or portion of **L.R. Dag No. 115** (corresponding to **R.S. Dag No. 116**) are jointly seized and possessed of the remaining portion of land comprised in the said **L.R. Dag No. 115** (corresponding to **R.S. Dag No. 116**), lying and situate at **Mouza - Sarmasterchak, J.L. No. 17**, within the territorial jurisdiction of the **Bishnupur Police Station** and within the jurisdiction of the **Additional District Sub Registration Office Bishnupur, 24 Parganas (South)** and within the local limits of **Kulerdar 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.

53. 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 Ajipore 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. 5468 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 18.85 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. 28 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 said Land admeasuring 30.00 Decimals more or less comprised in L.R. Dag No. 112 (R.S. Dag No. 113) measuring 12.00 Decimals more or less corresponding to L.R. Khatian No. 518, 520, 612, 613, 618 and 649 AND L.R. Dag No. 113 (R.S. Dag No. 114) measuring 9.00 Decimals more or less corresponding to L.R. Khatian No. 518, 520, 612, 613, 618 and 649 AND L.R. Dag No. 114 (R.S. Dag No. 115) measuring 9.00 Decimals more or less corresponding to L.R. Khatian No. 572 lying and situated at Mouja - Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office Bishnupur



24 Parganas (South) and within the local limits of the Kulerdar 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 & LRD Bishnupur Block and BL & LRO Thakurpukur – Metiabruz Block 24 Parganas (South) as also mutated their names in the records of the relevant civic authorities upon payment of proportionate rates and taxes (hereinafter referred to as the said **Land Demarcated for Common Road**).

54. 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. 1, Volume No. 1602-2019, Pages - 46883 to 46917 Deed No. 1323 for the year 2019, the said Confirming Party No.3 continued to remain seized and possessed of and/or otherwise well and sufficiently entitled to **all that the pieces and parcels of land admeasuring 36.73 Decimals more or less comprised in L.R. Dag No. 700, 701, 702 and 703 corresponding to L.R. Khatian Nos. 3358, 3359, 9124, 9125, 9126 and 9127** lying and situated at Mouja Hanspukuria, J.L. No. 20 and within the territorial jurisdiction of Behala Police Station and within the jurisdiction of the ADSR Bahala 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 **Eighth Schedule** hereunder written).
55. 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.

56. 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.

57. 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.

- g. The said Land of the Vendors are free of any liability or demand and there is no outstanding property taxes, land revenue, rates, duties, cess, levies including assessments, water charges, electricity charges, dues or any other charges by the Panchayat/Municipal Authorities or any infrastructure charges, under any applicable law, revenue or any other authority or department of the state or central Government nor is there any claim or demand by any person or persons affecting the said Land.
- r. The Vendors would be able to deliver peaceful vacant possession of the said Land simultaneously with execution and registration of these presents.
- s. The Vendors would be able to fulfill and complete all the other obligations set out herein after.
- t. That the Vendors have not stood as Guarantor or Surety for any obligation, liability, bond or transaction whatsoever in respect of the said Land or even otherwise;
- u. The Vendors and/or their predecessor were not a 'Big Raiyat' in terms of the West Bengal Estate Acquisition Act, 1953 and none of them owned land in excess of ceiling prescribed in the West Bengal Land Reforms Act, 1955.
- v. The Vendors represent and confirm that access to and egress from the said Land is unconditionally and absolutely available for all purposes from the main road through a common passage and the Vendors have not entered into any arrangement or agreement of any nature with any person/ third party which in any manner restricts the access/ egress to the said Land through the common passage and to the main road (Diamond Harbour Road) and may give rise to any dispute for access.
- w. No part or portion of the Project Land is used for agriculture nor affected by Sec 4E of the West Bengal Land Reforms Act, 1955.
- x. The Memorandum and Articles of Association of the Vendors adequately disclose the fact that selling and transferring the said Land will not be ultra vires the Company's objects.



**NOW THIS INDENTURE OF CONVEYANCE WITNESSETH:**

**IN PURSUANCE** to the LOI and settlement made between the **Vendors, PS Group/Confirming Party No.2** and the **Purchaser** herein and pursuant to the **Representations** and Offer made by the **Vendors** to the **Purchaser** and the **Purchaser**, having relied upon the **Representations** of the **Vendors** as aforesaid and believing the same to be true and acting on faith thereof and thereafter having accepted the offer of the **Vendors** and in consideration of the said sum of **Rs. 2,95,68,000/- [Rupees Two Crore Ninety Five Lakh and Sixty Eight Thousand Only]** of the lawful money of the Union of India well and truly paid by the **Purchaser** at the instance of the **PS Group/Confirming Party No.2** herein and in terms of the LOI, to the **Vendors** herein (the receipt whereof the **Vendors** do and each of them doth hereby and also by the receipt hereunder written admit and acknowledge to have been received and of and from the payment of the same and every part thereof doth hereby acquit, release, exonerate and discharge (the **Purchaser** and the said **LAND** hereby intended to be sold, transferred and conveyed) the **Vendors** with the consent and concurrence of the **Confirming Party No.1, PS Group/Confirming Party No.2** and **Grantors/Confirming Party No.3** do and each of them doth hereby indefeasibly grant, sell, transfer, convey, assign and assure unto and to the **Purchaser** the said **LAND** being **ALL THAT** the piece and parcel of Homestead Land (Bastu) measuring **22.00 Decimals** out of **23.9775 Decimals** more or less having rayati sithiban dakhall rights therein and comprised in **L.R. Dag No. 115** (corresponding to **R.S. Dag No. 116**) measuring **10.00 Decimals** more or less corresponding to **L.R. Khatian No. 571** (previous **L.R. Khatian No. 487**) **AND L.R. Dag No. 115** (corresponding to **R.S. Dag No. 116**) measuring **9.00 Decimals** more or less corresponding to **L.R. Khatian No. 617** (previous **L.R. Khatian Nos. 227, 228, 229, 230 & 231**) **AND L.R. Dag No. 115** (corresponding to **R.S. Dag No. 116**) measuring **3.00 Decimals** more or less corresponding to **L.R. Khatian No. 573** (previous **L.R. Khatian No. 487**) lying and situated at **Mouja Sarmasterchak, J.L. No. 17** and within the territorial jurisdiction of **Bishnupur Police Station** and within the jurisdiction of the **Additional District Sub 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 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

**SEVENTH SCHEDULE** hereunder written read together with the **First Schedule, Second Schedule, Third Schedule, Fourth Schedule, Fifth Schedule and Sixth 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 built 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 courses, electric or other fittings or installations and all manner of former and other rights, lights, liberties, easements, privileges, profits, advantages appendages and appurtenances whatsoever in the said message, hereditaments and premises or any part thereof usually held occupied or enjoyed or reputed to belonging to or in anywise appertaining with the same or any of them or any part thereof **AND** the reversion or reversions remainder or remainders and the rents issues and profits of the said **LAND** and every part or portion thereof **AND** all the legal incidences thereon **AND** all the estate right title interest inheritance possession use trust property claims and demands whatsoever both at law and in equity of the **Vendors** into or upon and in respect of the said **LAND** or any and every part thereof herein comprised and hereby sold granted and transferred **TOGETHER WITH** all deeds pattas muniments and evidences of title which are anyways exclusively relates to or concerns the said **LAND** or any part or portion thereof which now are or hereinafter shall or may be in the custody power possession or control of the **Vendors** or any person or persons from whom the **Vendors** can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said **LAND** hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the **Purchaser** absolutely and forever free from all encumbrances including but **NOT** limited to charges, liens, license, 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 **Eighth 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, ispendense, 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 and 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-22D/1** dated 2<sup>nd</sup> September, 2019 issued by the Central Government Employees Welfare Housing Organization (**CGEWHO**), the **Purchaser** herein for the construction and development of Turnkey Composite Housing Project on the said **LAND**.
- g. **THAT** the **Vendors** also hereby irrevocably declares and confirms that, save and except the said Development Agreement mentioned hereinbefore it has not entered into any kind of agreement, moreover all the agreements and the said Development Agreement in respect of the said **LAND** hereby transferred of whatsoever in nature held by it is cancelled and in consideration of the payment received by it from the **Purchaser** it has foregone and cancelled all its right, title and interest from the said **LAND** and delivered quiet, vacant and peaceful possession of the said **LAND** to the **Purchaser** herein and that the cost, charges and expenses in connection with the Sale Deed including stamp duty, registration charges and expenses, lawyer's fee etc. have been borne by the **Purchaser**.
- h. That the said **Land** as morefully mentioned in the **Seventh 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 Kulerdan 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 **Seventh 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 **Seventh Schedule** hereunder written remaining in the custody, control and power of the Vendors herein shall be kept fully secured, saved harmless, un-obiterated 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 **Fourth Schedule** hereunder written has got no claim whatsoever with any government body and/or statutory body and/or any agency under the Government.
- t. **AND THAT** it is deemed that the Vendors simultaneously with the execution of these presents the Vendors has put the Purchaser into actual, physical, vacant and peaceful possession of the said LAND in implementation of these presents and the covenants as recorded herein.

- u. **AND THE VENDORS** do and each of them doth hereby assure and covenant with the **Purchaser** that in the event of there being any defect in title and/or any claim from any third Party, or any of the representations is found to be incorrect or false, the **Vendors** shall cause such defect to be removed, remedied and for such purposes sign, execute and register all such deeds of rectification and/or declaration and/or amendment and as such the **Vendors** have agreed to keep the **Purchaser** saved, harmless and fully indemnified from and against all costs, charges, claims, actions, suits and proceedings arising out of such defect in title and/or misrepresentation **AND** if for any reason whatsoever the **Vendors** fails to execute and register such deeds of rectification and/or declaration and/or amendment, under such eventuality the **Vendors** herein authorize and/or empower the **Purchaser** to represent the **Vendors** as his/hers/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 rayafi shiliban dakhai rights therein and comprised in **L.R. Dag No. 115** (corresponding to **R.S. Dag No. 116**) corresponding to **L.R. Khatian No. 571** (previous **L.R. Khatian No. 487**) lying and situated at Mouja Sarnasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registrar - Bishnupur 24 Parganas (South) and within the local limits of the Kuerdani 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.	115	115	571	Sai	0.2788	33.00	10.00
<b>TOTAL</b>							<b>10.00</b>

**THE SECOND SCHEDULE ABOVE REFERRED TO**

**(SAID LOT-B LAND)**

ALL THAT the pieces and parcels of Sai Land admeasuring 1.665 Decimals more or less having rayati sthitidan dakhali rights therein and comprised in L.R. Dag No. 115 (corresponding to R.S. Dag No. 116) corresponding to L.R. Khatian No. 617 (previous L.R. Khatian No. 487) lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registrar - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdai 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.	116	115	517	Sai	0.0505	33.00	1.665
<b>TOTAL</b>							<b>1.665</b>

**THE THIRD SCHEDULE ABOVE REFERRED TO**

**(SAID LOT-C LAND)**

ALL THAT the pieces and parcels of Sai Land admeasuring 4.00 Decimals more or less having rayati sthitidan dakhali rights therein and comprised in L.R. Dag No. 115 (corresponding to R.S. Dag No. 116) corresponding to L.R. Khatian No. 573 (previous L.R. Khatian No. 487) lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur

Police Station and within the jurisdiction of the Additional District Sub Registrar - Bishnupur 24 Parganas (South) and within the local limits of the Kujerdari 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.	116	115	573	Sali	0.1212	33.00	4.00
<b>TOTAL</b>							<b>4.00</b>

**THE FOURTH SCHEDULE ABOVE REFERRED TO**

**(SAID LOT-D LAND)**

ALL THAT the pieces and parcels of Sali Land admeasuring 7.5625 Decimals more or less having rayati sthiliban dakhali rights therein and comprised in L.R. Dag No. 115 (R.S. Dag No. 116) corresponding to L.R. Khatian No. 617 (previous L.R. Khatian Nos. 227, 228, 229, 230 and 231) lying and situated at Mouja Sarmasterchek, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registrar - Bishnupur 24 Parganas (South) and within the local limits of the Kujerdari 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.	116	115	617	Sali	0.2292	33.00	7.5625
<b>TOTAL</b>							<b>7.5625</b>



**THE FIFTH SCHEDULE ABOVE REFERRED TO****(SAID LOT-E LAND)**

**ALL THAT** the pieces and parcels of Sali Land admeasuring **0.75 Decimals** more or less having rayati shritiban dakhali rights therein and comprised in **L.R. Dag No. 115** (corresponding to **R.S. Dag No. 116**) corresponding to **L.R. Khatian No. 617** (previous **L.R. Khatian Nos. 227, 228 and 231**) lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registrar - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South), a detail where of is set out hereinafter:

Sl. No.	R.S. Dag No.	L.R. Dag No.	L.R. Khatian No.	Nature of Land	Share in Dag	Total Area in Dag (Decimal)	Area conveyed (Decimal)
1.	116	115	617	Sali	0.0203	33.00	0.75
<b>TOTAL</b>							<b>0.75</b>

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

**ALL THAT** the piece and parcel of Sali Land measuring **23.9775 Decimals** more or less having rayati shritiban dakhali rights therein and comprised in **L.R. Dag No. 115** (corresponding to **R.S. Dag No. 116**) measuring **10.00 Decimals** more or less corresponding to **L.R. Khatian No. 571** (previous **L.R. Khatian No. 487**) **AND L.R. Dag No. 115** (corresponding to **R.S. Dag No. 116**) measuring **9.9775 Decimals** more or less corresponding to **L.R. Khatian No. 617** (previous **L.R. Khatian Nos. 227, 228, 229, 230 & 231**) **AND L.R. Dag No. 115** (corresponding to **R.S. Dag No. 116**) measuring **4.00 Decimals** more or less corresponding to **L.R. Khatian No. 573** (previous **L.R. Khatian No. 487**) lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub 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.	116	115	571	Sali	0.2788	33.00	10.00
2.	116	115	617	Sali	0.3000	33.00	9.9775
3.	116	115	573	Sali	0.1212	33.00	4.00
<b>TOTAL</b>							<b>23.9775</b>

**THE SEVENTH SCHEDULE ABOVE REFERRED TO**

**(SAID LAND)**

**ALL THAT** the piece and parcel of Homestead Land (Bastu) measuring **22.00 Decimals** out of **23.9775 Decimals** more or less having rayati shritiban dakhali rights therein and comprised in L.R. Dag No. 115 (corresponding to R.S. Dag No. 116) measuring **10.00 Decimals** more or less corresponding to L.R. Khatian No. 571 (previous L.R. Khatian No. 487) AND L.R. Dag No. 115 (corresponding to R.S. Dag No. 116) measuring **9.00 Decimals** more or less corresponding to L.R. Khatian No. 617 (previous L.R. Khatian Nos. 227, 228, 229, 230 & 231) AND L.R. Dag No. 115 (corresponding to R.S. Dag No. 116) measuring **3.00 Decimals** more or less corresponding to L.R. Khatian No. 573 (previous L.R. Khatian No. 487) lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishrupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishrupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South), a detail where of is set out hereinafter:

Sl. No.	R.S. Dag No.	L.R. Dag No.	L.R. Khatian No.	Nature of Land	Share in Dag	Total Area in Dag (Decimal)	Area conveyed (Decimal)
1.	116	115	571	Bastu	0.2788	33.00	10.00
2.	116	115	617	Bastu	0.3000	33.00	9.00
3.	116	115	573	Bastu	0.0909	33.00	3.00
<b>TOTAL</b>							<b>22.00</b>

OR HOWSOEVER OTHERWISE the said L.R. Dag No. 115 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. 115**

ON THE NORTH : By R.S. Dag No. 116;  
ON THE EAST : By R.S. Dag No. 116;  
ON THE SOUTH : By R.S. Dag No. 117;  
ON THE WEST : By R.S. Dag Nos. 115 and R.S. Dag No. 23 of Mouza Daulatpur;

**THE EIGHTH SCHEDULE ABOVE REFERRED TO**

**(SAID COMMON PASSAGE)**

ALL THAT the pieces and parcels of land admeasuring 36.73 Decimals more or less comprised in L.R. Dag No. 701 (corresponding to R.S. Dag No. 501) measuring 7.20 Decimals more or less corresponding to L.R. Khatian Nos. 3358, 3359, 9124, 9125, 9126 and 9127 AND L.R. Dag No. 702 (corresponding to R.S. Dag No. 501/773) measuring 6.00 Decimals more or less corresponding to L.R. Khatian Nos. 3358, 3359, 9124, 9125, 9126 and 9127 AND L.R. Dag No. 703 (corresponding to R.S. Dag No. 501/774) measuring 18.86 Decimals more or less corresponding to L.R. Khatian Nos. 3358, 3359, 9124, 9125, 9126 and 9127 AND L.R. Dag No. 700 (R.S. Dag No. 502) measuring 4.67 Decimals more or less corresponding to L.R.

Khatian Nos. 3358, 3359, 9124, 9125, 9126 and 9127 lying and situated at Mouja - Hanspukuria, J.L. No. 20 and within the territorial jurisdiction of Thakurpukur Police Station (previously Behala Police Station) and within the jurisdiction of the Additional District Sub Registration Office Behala 24 Parganas (South) and within the local limits of Ward No. 144 of the Kolkata Municipal Corporation and in the District of 24 Parganas (South), a detail where of is set out hereinafter:

Sl. No.	R.S. Dag No.	L.R. Dag No.	L.R. Khatian No.	Nature of Land	Share in Dag	Total Area in Dag (Decimal)	Area conveyed (Decimal)
1.	501	701	3358, 3359, 9124, 9125, 9126 & 9127	Bastu	0.0950	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	18.65
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 SHOEBILL REALTY PRIVATE LIMITED by affixation of its office Seal by its Director Ms. Amrita Sannigrahi pursuant to a board resolution dated 06.02.2020 in presence of:

SHOEBILL REALTY PVT. LTD.

*Amrita Sannigrahi*  
Director

- 1. *Muzit Kapat*  
*Mr. Rakesh Kapat*  
*12/11/8 S.N.M. Sarani*  
*Kat-26*

- 2. *Jyantakay*  
*Mr. R.L. Ray*  
*12/11/8 S.N.M. Sarani,*  
*Kolkata 700026*

SIGNED, SEALED & DELIVERED by the above named Ayanna Developers 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:

AYANNA DEVELOPERS LLP

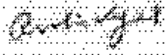
*Surendra Kumar Dugar*  
Partner / Authorized Signatory

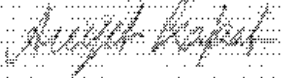
- 1. *Muzit Kapat*

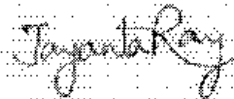
- 2. *Jyantakay*



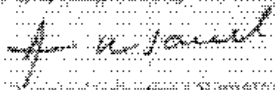
**SIGNED, SEALED & DELIVERED** by the above named **Ayanna Homes LLP** by affixation of its office Seal by its Designated Partner **Mr. Rishi Kyal** pursuant to a board resolution dated 31.01.2020 in presence of:

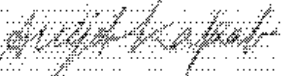
**AYANNA HOMES LLP.**  
  
 Partner / Authorized Signatory

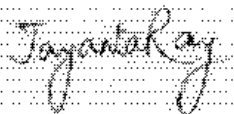
1. 

2. 

**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.**  
  
 Director / Authorized Signatory

1. 

2. 

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

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

1. *Arupjit Gupta*

2. *Jayantakay*

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

**EKDANT INFRACON LLP**  
*Surendra Kumar Dugar*  
 Partner/Affiliated Signatory

1. *Arupjit Gupta*

2. *Jayantakay*

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

ETAKA REALSTATE LLP

*Siddhartha Mukherjee*  
Designated Partner

1. *Arunjit Kapur*

2. *Jayantakay*

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

WRIDDHI DEVELOPER (P) LTD.

*Rahul Kyal*  
Director / Authorised Signatory

1. *Arunjit Kapur*

2. *Jayantakay*



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

IKKA INFRA PROJECTS PVT. LTD.

*Rahul Kyal*  
Director / Authorised Signatory

1. *Amit Kapat*

2. *Jayanta Ray*

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

EKARAJ BUILDCON LLP

*Siddhartha Mukherjee*  
Designated Partner

1. *Amit Kapat*

2. *Jayanta Ray*

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

FOUNTAINGRASS BUILDERS PVT. LTD.

*Bratati Mukhopadhyay*  
Director

1. *Arupjit Chakrabarti*

2. *Jayanta Ray*

Drafted & prepared  
in my office :

*Prithviraj Basu*

PRITHVIRAJ BASU,  
ADVOCATE,

High Court, Calcutta  
WB/2869/1999

RECEIVED of and from the within-named PURCHASER the within-mentioned sum of Rs. 2,95,68,000/- [Rupees Two Crore Ninety Five Lakh and Sixty Eight Thousand Only] Being the TOTAL CONSIDERATION money payable under these presents as per memo below:

Rs. 2,95,68,000.00

[Rupees Two Crore Ninety Five Lakh and Sixty Eight Thousand Only]

**MEMO OF CONSIDERATION**

Sl. No.	Name of the Vendors	Bank & Branch	Cheque/D.D./ RTGS/NEFT No. Date	Amount (Rs.)
1.	Shoebill Realty Private Limited	Canara Bank South Extension Branch New Delhi	D.D. No. 031333 Dated - 25.06.2020	44,95,000.00
2.	Shoebill Realty Private Limited	Canara Bank South Extension Branch New Delhi	D.D. No. 031350 Dated - 25.06.2020	90,00,000.00
3.	Ayanna Developers LLP	Canara Bank South Extension Branch New Delhi	D.D. No. 031319 Dated - 25.06.2020	30,24,500.00
4.	Ayanna Developers LLP	Canara Bank South Extension Branch New Delhi	D.D. No. 031351 Dated - 25.06.2020	90,00,000.00

5.	Yetter Realty Pvt. Ltd.	Canara Bank South Extension Branch New Delhi	O.D. No. 031325 Dated - 25.06.2020	40,48,500.00
<b>Total :</b>				<b>2,95,68,000.00</b>

SINGHILL REALTY PVT. LTD.

*Anita Singhani*  
Director

AYANNA DEVELOPERS LLP

*[Signature]*  
Partner / Authorized Signatory

YETTER REALTY PVT. LTD.

*Anita Singhani*  
Director

Signature of the Vendors

**WITNESSES:**

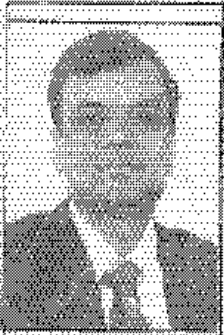
- [Signature]*
- [Signature]*

SPECIMEN FORM FOR TEN FINGERPRINTS



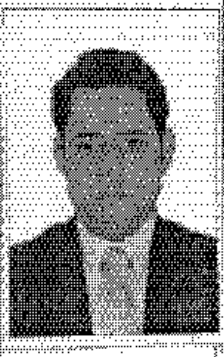
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	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature *Anita Sangal*



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RIGHT HAND					

Signature *Sandhya*

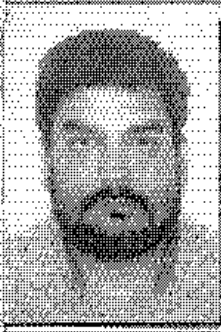


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LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature *Rajesh Kishore*



SPECIMEN FORM FOR TEN FINGERPRINTS



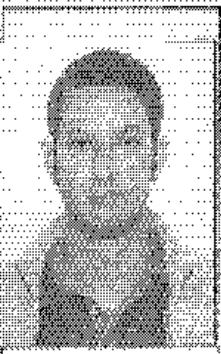
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	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature *[Handwritten Signature]*



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

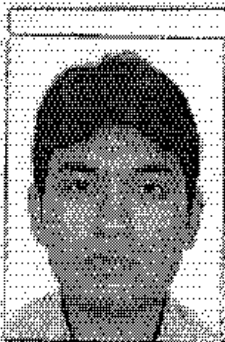
Signature *[Handwritten Signature]*



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

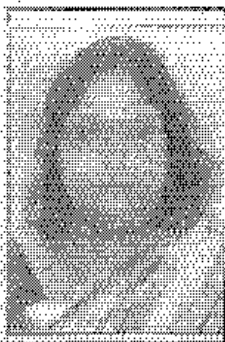
Signature *[Handwritten Signature]*

SPECIMEN FORM FOR TEN FINGERPRINTS



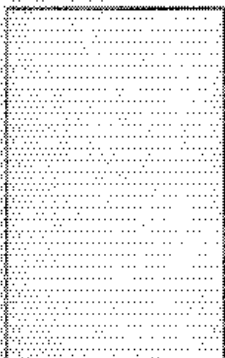
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature *[Handwritten Signature]*



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

Signature *[Handwritten Signature]*



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

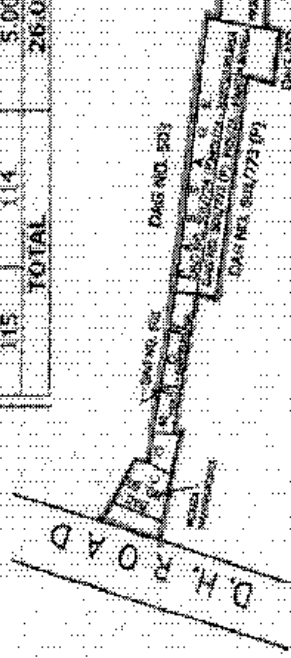
Signature \_\_\_\_\_

SITE PLAN OF LAND AT MOUZA - SARMASTECHAK, J.L. NO. 17, R.S. DAG NO. 116 CORRESPONDING TO L.R. DAG NO. 115, P.S. - BISHNUPUR, P.O. - PAILAN HAT, WITHIN KULERDARI GRAM PANCHAYAT, DIST. - SOUTH 24 - PARGANAS.

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

COMMON PASSAGE			
MOUZA - HANSPUKURIA, J.L. NO. 20			
R.S. DAG NO.	L.R. DAG NO.	AREA (IN DECS)	
501	701	7.20	
503/773	702	6.00	
503/774	703	18.56	
TOTAL			31.76

AREA OF LAND TRANSFERRED			
S/L NO.	H.S. DAG NO.	L.R. DAG NO.	AREA (IN DECS)
1	116	115	22.00
TOTAL			22.00



MOUZA - SARMASTECHAK, J.L. NO. 17  
 R.S. DAG NO. 113, 114, 115  
 L.R. DAG NO. 112, 113, 114

MOUZA - HANSPUKURIA, J.L. NO. 20  
 R.S. DAG NO. 501, 503/773, 503/774  
 L.R. DAG NO. 701, 702, 703

SHIBEL REALTY PVT. LTD.

*Amrita Sangrathi*  
 Director

AYANNA DEVELOPERS LLP

*Amrita Sangrathi*  
 Partner / Authorized Signatory

VENOR REALTY PVT. LTD.

*Amrita Sangrathi*  
 Director

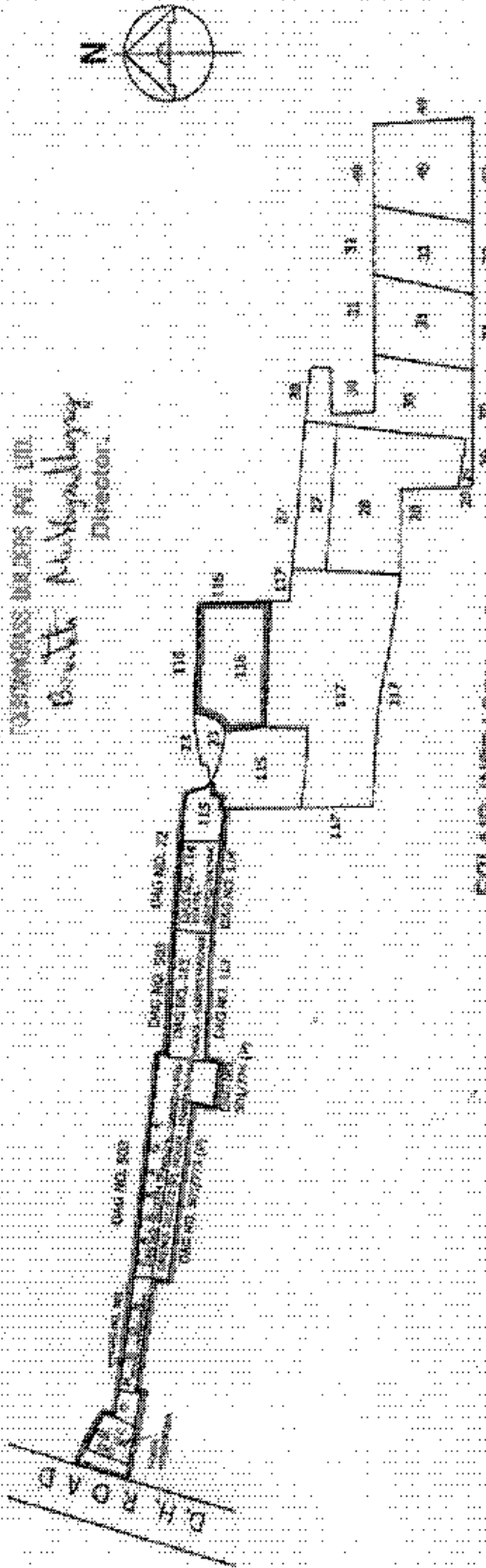
SIG. OF VENDOR

*Amrita Sangrathi*  
 SIG. OF PURCHASER

Consentive to Neighb. Rights

*Amrita Sangrathi*  
 30.09.2020

SITE PLAN OF LAND AT MOUZA - SARMASTERCHAK, J.L. NO. 17, R.S. DAG NO. 116 CORRESPONDING TO L.R. DAG NO. 115, P.S. - BISHNUPUR, P.O. - PAILAN HAT WITHIN KULERDARI GRAM PANCHAYAT, DIST. - SOUTH 24- PARGANAS.



COMPANYS BUILDERS PVT. LTD.  
*Dr. N. Mukherjee*  
 Director

ECLAIR INFRACON LLP  
*Dr. N. Mukherjee*  
 Designated Partner

WIDHI DEVELOPERS (P) LTD.  
*Dr. N. Mukherjee*  
 Director / Authorized Signatory

AYANVA HOMES LLP  
*Dr. N. Mukherjee*  
 Author / Authorized Signatory

SEKANT INFRACON LLP  
*Dr. N. Mukherjee*  
 Partner / Authorized Signatory

REKAPROJECTS PVT LTD  
*Dr. N. Mukherjee*  
 Director / Authorized Signatory

SIG. OF CONFIRMING PARTY NO. 1

PS Group Realty Pvt. Ltd.  
*Dr. N. Mukherjee*  
 Author / Authorized Signatory

ETKA REAL ESTATE LLP  
*Dr. N. Mukherjee*  
 Designated Partner

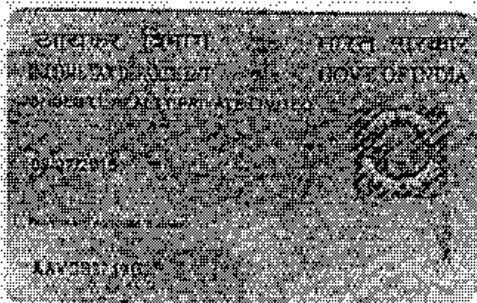
EKARAJ BUILDCON LLP  
*Dr. N. Mukherjee*  
 Designated Partner

SIG. OF CONFIRMING PARTY NO. 2

SIG. OF CONFIRMING PARTY NO. 3

Approved By  
*Dr. N. Mukherjee*  
 Director





SHOEBILL REALTY PRIVATE LIMITED

*Dr. Anurag Sanghvi*  
Director





*Amrita Saingrati*  
*Amrita Saingrati*



भारतीय विश्वविद्यालय शिक्षा विभाग

ভারত সরকার

Ministry of Education, Government of India

Registration No. - 190403195/2020

To,  
Anvita Sangrati  
C/o  
Jyoti Sangrati  
Jyoti Sangrati  
Jyoti Sangrati

भारतीय विश्वविद्यालय शिक्षा विभाग

Registration No.



आपका आपका Your Address No.

5564 7501 4001

साक्षरता मान्यता अधिकार



GOVERNMENT OF INDIA

Ministry of Education  
Government of India



Registration No.

5564 7501 4001



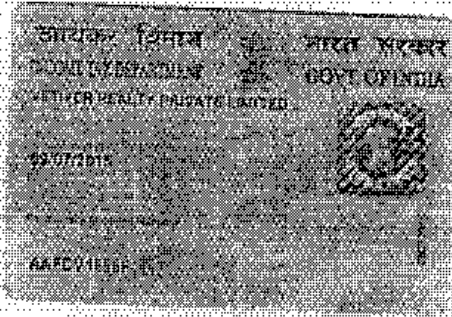
साक्षरता मान्यता अधिकार

Anvita Sangrati  
Jyoti Sangrati  
Anvita Sangrati



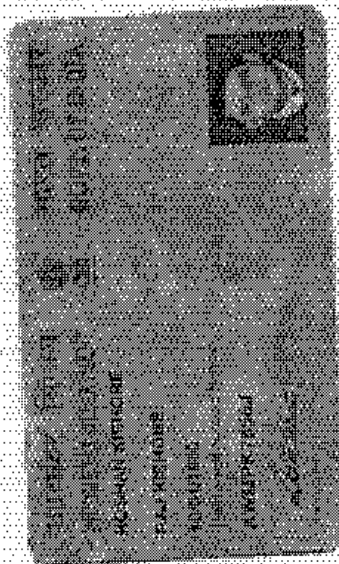
AYANNA DEVELOPERS LLP

Partner / Authorized Signatory



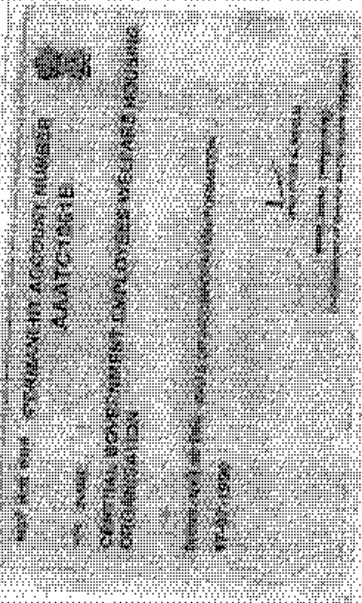
VENKAT REALTY PVT. LTD.

*Anita Sanjayal*  
Officer



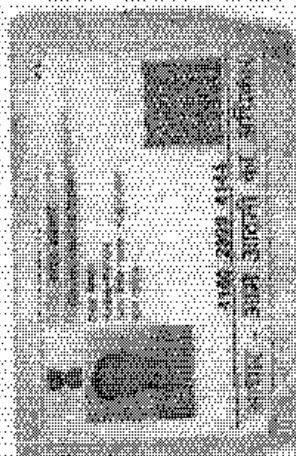
*Robert Nishore*



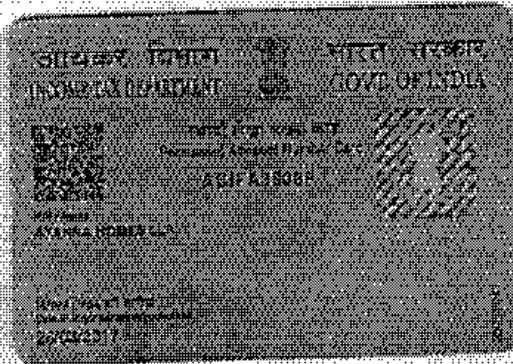


*Rehan Hishore*

THE GOVERNMENT OF ONTARIO  
100 Queen Street West, Toronto, Ontario  
M5H 2B2  
Tel: (416) 325-2600  
Fax: (416) 325-2601  
www.ontario.ca



*Roshan Kishore*




AYANNA HOMES LLP.

*Handwritten signature*

Director / Authorized Signatory




**भारत सरकार**  
**GOVERNMENT OF INDIA**  
 दिनांक  
 Date  
 ०५ अक्टू / Year of Iss. : १९७६  
 पृष्ठ / Page

6000 1283 0434

आचार्य - साधारण मामुखेर अधिकार



*Signature*



**भारतीय विशिष्ट पहिचान प्राधिकरण**  
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**

<b>Office:</b> ०१८, कानपुरा बाग, ००० ३१, नई दिल्ली ११०००३, भारत PIN: ११०००३, भारत ११०००३	<b>Address:</b> ०१८ Saket Park Plot 317, South End Road, New Delhi Park, Kirti Nagar, South Delhi Road, West Bengal, 700023
--	---



PHOTO SIGNATURE  <i>Rishi Kyal</i>	PERMANENT ACCOUNT NUMBER <b>AFTPKZAB49</b>
	THE NAME <b>RISHI KYAL</b>
THE NAME OF THE FATHERS NAME <b>BALKRISHAN KYAL</b>	THE DATE OF BIRTH <b>11-01-1976</b>
COMMISSIONER OF INCOME TAX, W.B., NR.	

*Rishi Kyal*





56

आयकर विभाग  
INCOME TAX DEPARTMENT

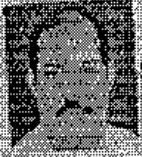
भारत सरकार  
GOVT. OF INDIA

ARUN KUMAR SANCHETI  
SUMERMALL SANCHETI

2415111569  
PERSONAL RECEIPT SLIP

AKOPS4951L

*Arun Kumar Sancheti*



भारत सरकार  
GOVT. OF INDIA

आयकर विभाग  
INCOME TAX DEPARTMENT

ARUN KUMAR SANCHETI  
SUMERMALL SANCHETI

2415111569  
PERSONAL RECEIPT SLIP

AKOPS4951L

8351 5326 1141

श्री - आनंदराज आनंदराज साठे

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

ARUN KUMAR SANCHETI  
SUMERMALL SANCHETI

2415111569  
PERSONAL RECEIPT SLIP

AKOPS4951L

8351 5326 1141

श्री - आनंदराज आनंदराज साठे

*Arun Kumar Sancheti*

615

Your EON Account Issues


Account Number	00000000000000000000
Name	ECLAIR INFRACON LLP
Category	---
Status	<p>Your EON card has been restricted on 14-Sep-2017 for "Registered Party" auto-provisioning. EON card activation is suspended for 30 days. The EON card is expected to be active on 14-Oct-2017.</p> <p>For more information, please refer to the message on the EON card or contact your account manager.</p>
Facility Address Number	0000000000
Card	---

\* This card is not intended for use for international services provided at your home base.  
 \* This card is not intended for use for international services provided at your home base.  
 \* This card is not intended for use for international services provided at your home base.  
 \* This card is not intended for use for international services provided at your home base.  
 \* This card is not intended for use for international services provided at your home base.

BACK

ECLAIR INFRACON LLP  
*William H. Kelly also William H. Kelly*  
 Designated Partner

62


**भारतीय विद्यालय प्रसारण निदेशिका**  
**भारतीय विद्यालय प्रसारण निदेशिका**  
**भारतीय विद्यालय प्रसारण निदेशिका**

**पता**  
 12, बंगला रोड, दिल्ली  
 पिन - 110002

**फोन**  
 2611 2611

**फैक्स**  
 2611 2611

**ईमेल**  
 info@cbse.gov.in

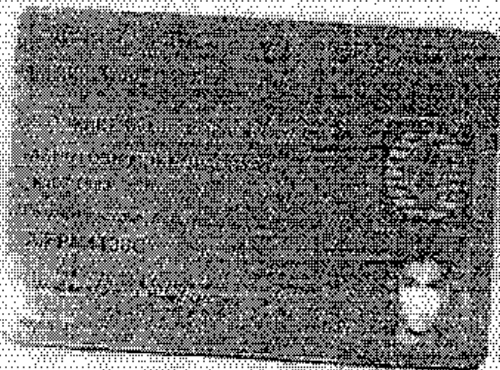
**वेबसाइट**  
 www.cbse.gov.in

**9039 4119 8055**      **9039 4119 8055**  
 9039 4119 8055      9039 4119 8055

**Aadhaar-Aam Admi ka Adhikar**

*सुधीर कुमार शर्मा*

*सुधीर कुमार शर्मा*

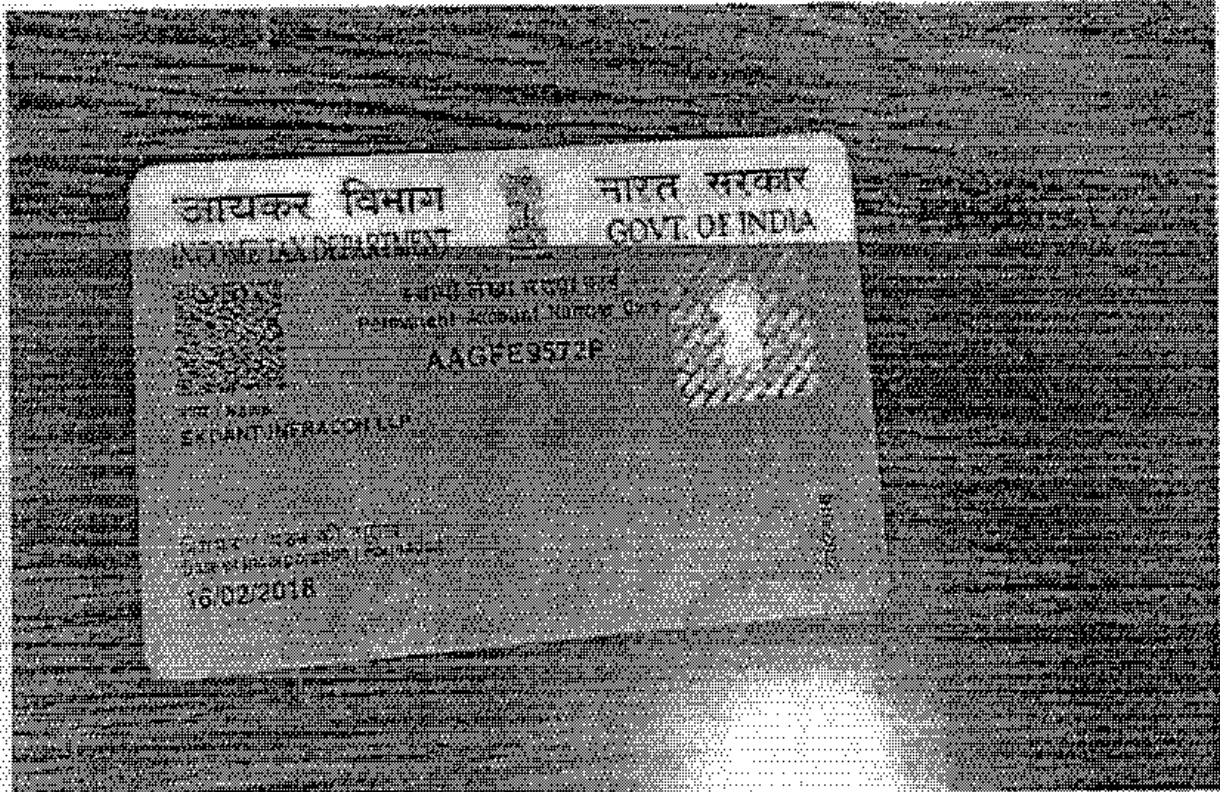


*Shabbir Hussain*

*Shabbir Hussain*



30



EKDANT INFRACON LLP  
*[Handwritten Signature]*  
Partner/Autoclient Signature

8/12

Your FIM Card Status

Acknowledgment Number	002201015440
Name	ETAKA REALTY LLP
Category	---
Status	<p>Your FIM card has been submitted on 21-Sep-2017 by <sup>ET</sup> Registered/Specified User and is now in the process of being processed by the system. Sun. The FIM card is expected to be delivered by 01-Oct-2017.</p> <p>** ***** responds Alamy No Number for <sup>ET</sup> Special Post &amp; ***** represents Alamy for Number for Registered Post</p>
Postmark Account Number	ANF85KWD
PSN	

1. FIM card will be returned only to the communication address provided in your FIM application. However, the registered/specified user details (shown on FIM Form) are mandatory as per instructions. FIM card will be returned to the user details.

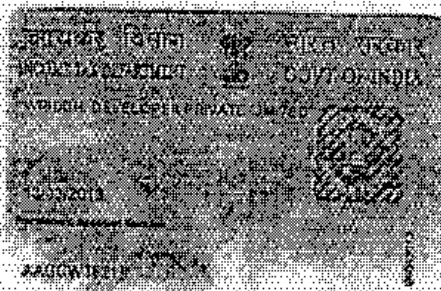
2. If your communication address has changed, please submit a Request for FIM card where changes in communication details form to the user details. The updated form is required with your current address.

3. All FIM applications from the business for documents will be marked by the communication address provided against your FIM. In case you experience any issue, please write the user communication address in the form to the system. The registration details.

ETAKA REALTY LLP

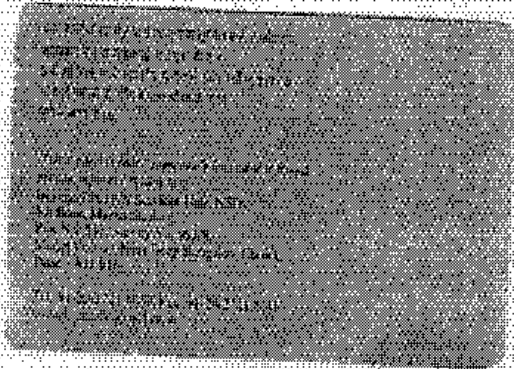
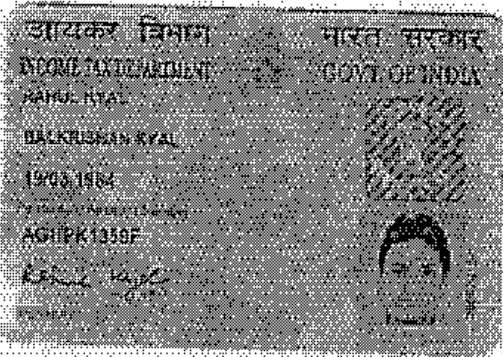
*Shilpika Shilpi also Shilpika*  
 Designated Partner *Shilpika Shilpi*

92



WRIDHI DEVELOPER PRIVATE LTD.

Director / Authorized Signatory




*Retired Jt*

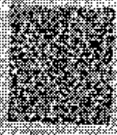


১৬

**সার্বভৌম সরকার**  
**GOVERNMENT OF INDIA**



নাম: **সুজিত**  
 পিতার নাম: **সুজিত**  
 জন্ম তারিখ: **Year of Birth: 1984**  
 লিঙ্গ: **Male**




7487 0793 4812

ভাষার - সাধারণ মানুষের অধিকার

**স্বাধীন পরিচয় পরিদপ্তর**  
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**

ঠিকানা:  
 ১/১৫, ভারতীয় স্টেশন, ৯৯, বি.ই.  
 পল্টন স্ট্রীট, কলকাতা-৭০০০১৬  
 পশ্চিম বঙ্গ, ভারত  
 ৭০০০১৬

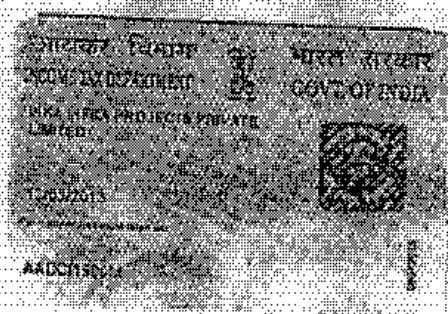
Address:  
 1/15, Indian Station, 99, B.I.  
 Salt Lake Station, Kolkata-700  
 Park, Kolkata, West Bengal  
 India - West Bengal, 700016



*Richard J. ...*



1000



भारतीय रिजर्व बैंक

*[Handwritten Signature]*  
भारतीय रिजर्व बैंक

109

109  
B  
H




**EKARAJ BUILDCON LLP**  
*Shilpitha Lakshmi alias Shilpitha Lakshmi*  
 Designated Partner





पुणे  
*Dr. H. H. Kulkarni*  
Director

6296 8072 6679  
 INQUIRY DEPARTMENT  
 PRAKASH MUGADH  
 RAJ KUMAR MUGADH  
 26/11/1983  
 6296 8072 6679  
 Govt. of India



6296 8072 6679  
 Government of India  
 प्रकाश मुग्ध  
 Prakash Mugadh  
 जनम तिथि / DOB: 26/11/1983  
 M/F: Male







6296 8072 6679

आधार - आम आदमी का अधिकार

Unique Identification Authority of India  
 पता: 15, श्याम क्लब, 120, लॉर्ड सीला रोड, ओपोजिट एराम कैंपस, मिडिलन रोड, कोलकाता, वेस्टबेंगल, 700071  
 Address: 15, Shyam Club, 120, Lord Seela Road, Opposite Eram Campus, Midtown Road, Kolkata, West Bengal, 700071

6296 8072 6679

*Rajesh Kumbhar*

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

**BETWEEN**

**SHOEBILL REALTY PVT. LTD. & ORS.**

..... VENDORS

- AND -

**CENTRAL GOVERNMENT EMPLOYEES WELFARE  
HOUSING ORGANISATION**

..... PURCHASER

- AND -

**AYANNA HOMES LLP**

..... 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-1904-03195/2020	Date of Registration	06/07/2020
Query No / Year	1904-2000612293/2020	Office where deed is registered	
Query Date	10/06/2020 2:06:42 PM	1904-2000612293/2020	
Applicant Name, Address & Other Details	Prithviraj Basu 10 OLD POST OFFICE STREET Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9748034909, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No. of Declaration : 5]		
Set Forth value	Market Value		
Rs. 2,95,68,000/-	Rs. 2,95,68,000/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 17,74,220/- (Article:23)	Rs. 2,95,799/- (Article A(1), E, M)		
Remarks			

#### Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Sarmaster Chak, JI No: 17, Pin Code: 700104

Sch No	Plot Number	Khatian Number	Land Proposed	Use RDR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-116	RS-571	Bastu	Bastu	10 Dec	1,27,68,000/-	1,27,68,000/-	Property is on Road Adjacent to Metal Road,
L2	RS-116	RS-617	Bastu	Bastu	9 Dec	1,29,69,600/-	1,29,69,600/-	Property is on Road Adjacent to Metal Road,
L3	RS-116	RS-573	Bastu	Bastu	3 Dec	38,30,400/-	38,30,400/-	Property is on Road Adjacent to Metal Road,
<b>TOTAL :</b>					<b>22Dec</b>	<b>295,68,000 /-</b>	<b>295,68,000 /-</b>	
<b>Grand Total :</b>					<b>22Dec</b>	<b>295,68,000 /-</b>	<b>295,68,000 /-</b>	

#### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SHOEBILL REALTY PRIVATE LIMITED</b> 12 (168), Banamali Ghoshal Lane, Block-B, Flat No., P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034, PAN No.:- AAYCS9719G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	<b>AYANNA DEVELOPERS LLP</b> 12C, Chakraberia Road (North), P.O:- Lala Lajpat Rai Sarani, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026, PAN No.:- ABJFA1804C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	<b>VETIVER REALTY PRIVATE LIMITED</b> 12 (168), Banamali Ghoshal Lane, Block-B, Flat No., P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034, PAN No.:- AAFVCV1666F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

4	<b>AYANNA HOMES LLP</b> 122/1R, Satyendranath Majumdar Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026, PAN No.:- ABIFA3806F, Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
5	<b>PS GROUP REALTY PRIVATE LIMITED</b> 1002, Eastern Metropolitan Bypass, P.O:- Dhapa, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105, PAN No.:- AABCP5390E, Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
6	<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
7	<b>EKDANT INFRACON LLP</b> 12C, Chakrabortia Road (North), P.O:- Lala Lajpat Rai Sarani, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020, PAN No.:- AAGFE9572P, Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
8	<b>ETAKA REALSTATE LLP</b> 55/1A, Strand Road, P.O:- Beadon Street, P.S:- Jorabagan, District:-Kolkata, West Bengal, India, PIN - 700006, PAN No.:- AAGFE6450Q, Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
9	<b>WRIDDHI DEVELOPER PRIVATE LIMITED</b> 161/1, Mahatma Gandhi Road, Room No- 41, P.O:- Burubazar, 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
10	<b>IKKA INFRA PROJECTS PRIVATE LIMITED</b> 161/1, Mahatma Gandhi Road, Room No- 41, P.O:- Burubazar, P.S:- Jorasanko, District:-Kolkata, West Bengal, India, PIN - 700007, PAN No.:- AADC11900M, Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
11	<b>EKARAJ BUILDCON LLP</b> 122/1R, Satyendra Nath Majumdar Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026, PAN No.:- AAGFE6322D, Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
12	<b>FOUNTAINGRASS BUILDERS PRIVATE LIMITED</b> 12(168) Banamali Ghoshal Lane, BL-B, Flat-A4, 1st, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034, PAN No.:- AACCF6126B, Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative

**Buyer Details :**

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION</b> 8th Floor, A-Wing, Janpath Bhevan, Janpath Lane, N, P.O:- Janpath Lane, P.S:- CONNAUGHT PLACE, District:- New Delhi, Delhi, India, PIN - 110001, PAN No.:- AAATC1861B, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>Mr Amrita Sannigrahi</b> Son of Mr. Ashok Sannigrahi 18, Dakshin Para Road, P.O:- Paschim Barisha, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN - 700063, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: CAGPS3109C, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SHOEBILL REALTY PRIVATE LIMITED (as director), VETIVER REALTY PRIVATE LIMITED (as director)
2	<b>Mr Surendra Kumar Dugar</b> Son of Late Jhumarmal Dugar 52/4/1, Ballygunge Circular Road, P.O:- Ballygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AGUPD1317K, Aadhaar No: 88xxxxxxxx8052 Status : Representative, Representative of : AYANNA DEVELOPERS LLP (as partner)
3	<b>Mr Roshan Kishore</b> Son of Raj Kishore 6th Floor, A-Wing, Janpath Bhavan, Janpath Lane, New Delhi, P.O:- Janpath Lane, P.S:- CONNAUGHT PLACE, District:-New Delhi, Delhi, India, PIN - 110001, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AWMPK7856J, Aadhaar No: 41xxxxxxxx4144 Status : Representative, Representative of : CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION (as assistant director)
4	<b>Mr Rishi Kyal</b> Son of Mr. Balkrishan Kyal 30C, South End Park, Near Goal 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.: AFTP7464G, Aadhaar No: 60xxxxxxxx0434 Status : Representative, Representative of : AYANNA HOMES LLP
5	<b>Mr Arun Kumar Sancheti</b> Son of Mr. Sumernall 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:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AIFPM4135C, Aadhaar No: 90xxxxxxxx6665 Status : Representative, Representative of : ECLAIR INFRACON LLP, ETAKA REALSTATE LLP, EKARAJ BUILDCON LLP
7	<b>Mr Surendra Kumar Dugar (Presentant)</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: 74xxxxxxxx4812 Status : Representative, Representative of : WRIDDHI DEVELOPER PRIVATE LIMITED, IKKA INFRA PROJECTS PRIVATE LIMITED
9	<b>Mrs Bratati Mukhopadhyay</b> Wife of Ashutosh Mukhopadhyay 119, Bhupen Roy Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AESPM6697F, Aadhaar No: 88xxxxxxxx7107 Status : Representative, Representative of : FOUNTAINGRASS BUILDERS PRIVATE LIMITED

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Prakash Musaddi</b> Son of Mr Rajkumar Musaddi 12B Lord Sinha Road, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani District-Kolkata, West Bengal, India, PIN - 700018.			

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

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SHOEBILL REALTY PRIVATE LIMITED	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION- 3.33333 Dec
2	AYANNA DEVELOPERS LLP	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION- 3.33333 Dec
3	VETIVER REALTY PRIVATE LIMITED	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION- 3.33333 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	SHOEBILL REALTY PRIVATE LIMITED	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION- 3 Dec
2	AYANNA DEVELOPERS LLP	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION- 3 Dec
3	VETIVER REALTY PRIVATE LIMITED	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION- 3 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	SHOEBILL REALTY PRIVATE LIMITED	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION- 1 Dec
2	AYANNA DEVELOPERS LLP	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION- 1 Dec
3	VETIVER REALTY PRIVATE LIMITED	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION- 1 Dec



On 29-06-2020

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

Presented for registration at 16:18 hrs. on 29-06-2020, at the Private residence by Mr. Surendra Kumar Dugar,

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

Execution is admitted on 29-06-2020 by Mr. Amrita Sannigrani, director, SHOEBILL REALTY PRIVATE LIMITED (Private Limited Company), 12 (168) Banamali Ghoshal Lane, Block-B, Flat No., P.O:- Behala, P.S:- Behala, District:- South 24-Parganas, West Bengal, India, PIN - 700034; director, VETIVER REALTY PRIVATE LIMITED (Private Limited Company), 12 (168), Banamali Ghoshal Lane, Block-B, Flat No., P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034

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

Execution is admitted on 29-06-2020 by Mr. Surendra Kumar Dugar, partner, AYANNA DEVELOPERS LLP (LLP), 12C, Chakraberia Road (North), P.O:- Lala Lajpat Rai Sarani, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026

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

Execution is admitted on 29-06-2020 by Mr. Roshan Kishore, assistant director, CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION (Society), 6th Floor, A-Wing, Janpath Bhavan, Janpath Lane, N, P.O:- Janpath Lane, P.S:- CONNAUGHT PLACE, District:-New Delhi, Delhi, India, PIN - 110001

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

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

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

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

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

Execution is admitted on 29-06-2020 by Mr. Siddhartha Mukherjee, Mr. Siddhartha Mukhopadhyay partner, ECLAIR INFRACON LLP (LLP), 55/1A, Strand Road, P.O:- Beadon Street, P.S:- Jorabagan, District:-Kolkata, West Bengal, India, PIN - 700006; partner, ETKA 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:- Kalignat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Identified by Mr. Prakash Musaddi, Son of Mr. Rajkumar Musaddi, 12B Lord Sinha Road, P.O: Shakespeare 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, Chakraberia Road (North), P.O:- Lala Lajpat Rai Sarani, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026

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

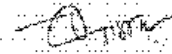
Execution is admitted on 29-06-2020 by Mr. Rahul Kyal, director, WRIDDHI DEVELOPER PRIVATE LIMITED (Private Limited Company), 161/1, Mahatma Gandhi Road, Room No. 41, P.O:- Burubazar, P.S:- Jorasanko, District:-Kolkata, West Bengal, India, PIN - 700007; director, IKKA INFRA PROJECTS PRIVATE LIMITED (Private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

Identified by Mr. Prakash Musaddi, Son of Mr. Rajkumar Musaddi, 12B Lord Sinha Road, P.O: Shakespeare 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. Bratali Mukhopadhyay, 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



Indefinited by Mr Prakash Musaddi, , Son of Mr Rajkumar Musaddi, 12B Lord Sinha Road, P.O: Shakespeare 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 03-07-2020

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 2,95,68,000/-

Payment of Fees

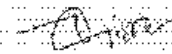
Certified that required Registration Fees payable for this document is Rs 2,95,799/- ( A(1) = Rs 2,95,680/- , E = Rs 35/- , J = Rs 55/- , M(a) = Rs 25/- , M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 2,95,715/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 26/06/2020 6:07PM with Govt. Ref. No: 192020210022622938 on 26-06-2020, Amount Rs: 2,95,715/-,  
Bank: SBI EPay ( SBIEPay), Ref. No. 4359440035501 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. 17,74,130/- and Stamp Duty paid by by online = Rs 17,74,120/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 26/06/2020 6:07PM with Govt. Ref. No: 192020210022622938 on 26-06-2020, Amount Rs: 17,74,120/-,  
Bank: SBI EPay ( SBIEPay), Ref. No. 4359440035501 on 26-06-2020, Head of Account 0030-02-103-003-02



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

On 06-07-2020

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

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

Payment of Fees

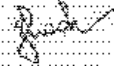
Certified that required Registration Fees payable for this document is Rs 2,95,799/- ( A(1) = Rs 2,95,680/- , E = Rs 35/- , J = Rs 55/- , M(a) = Rs 25/- , M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 84/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 17,74,130/- and Stamp Duty paid by Stamp Rs 100/-

**Description of Stamp**

1. Stamp Type: Impressed, Serial no 05, Amount: Rs.100/-, Date of Purchase: 02/03/2020, Vendor name: S Maur



**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 192333 to 192441

being No 190403195 for the year 2020.



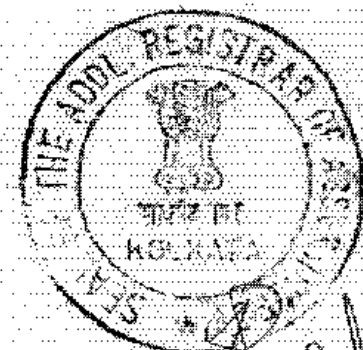
Digitally signed by SRIJANI GHOSH  
Date: 2020.07.13 13:14:29 +05:30  
Reason: Digital Signing of Deed.

*Srijani*

Certified to be a true Copy

(Srijani Ghosh) 2020/07/13 01:14:29 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

CHECKED BY  
*Am*  
*H.C.*  
*09/09/2020*



(This document is digitally signed.)

*Srijani Ghosh*  
Additional Registrar of Assurances  
Kolkata  
*09/09/2020*