

- 11001

07 AUG 2020

No.....Rs 10/- Date.....

Name- **B. C. LAHIRI**

Advocate

Address- Alipore Judge's Court, Kol-2

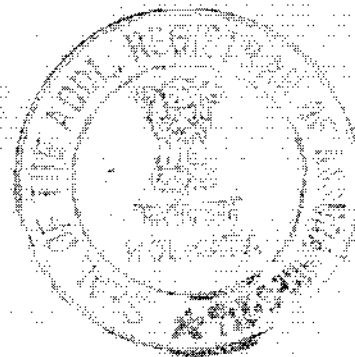
Alipore Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kol - 27

Vendor.....



3382/2020

I-2183/2020



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AC 698747

1904



Certified that the Document is admitted in Registration. The Signature Sheet and the endorsement sheet attached to this document are the part of it.

[Signature]
 Registrar
 of Assurances, West Bengal
 6 JUL 2020

599943/2020
 R. 61056081
[Signature]
 Additional Registrar
 Assurances - IV

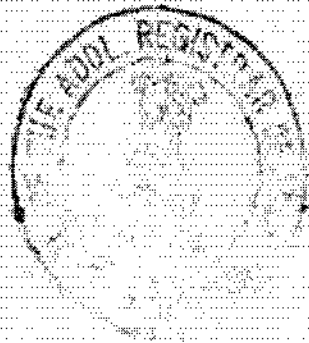
Year Date for
 20
 100
 350
[Signature]

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

REG. NO. 4808
DATE 25/2/2020
REGISTRAR R. Babu (BCL)
High Court, Coimbatore
BY [Signature]

[Signature]
সকল মেডেল
প্রাপ্ত হওয়ার
তারিখ প্রকাশ

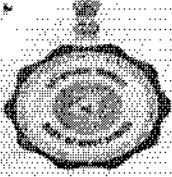
[Signature]



[Signature]
07/02

Identified by me
Prakash Kumar
S/o R/S. K. Kumbhar
125, 1st side road
Kodavur.

25 JUN 2020



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

GRN: 19-202021-002259581-8
GRN Date: 26/06/2020 17:34:05
BRN: 6143391743501
SBI ePay txn No.: 2076505085634901

Payment Mode: Net Banking-SELF
Payment Gateway: SBI ePay-Canara Bank
BRN Date: 26/06/2020 17:35:43
SBI ePay txn Date: 26/06/2020 17:34:38

DEPOSITOR'S DETAILS

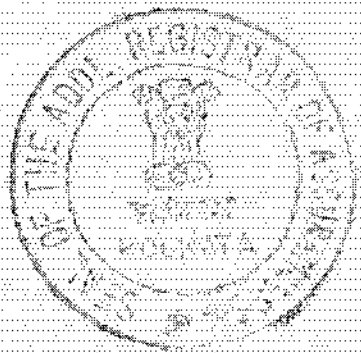
Name: CGEWHO Id No.: 2000599043/4/2020
Contact No. Mobile No. +91 9999956861
E-mail:
Address: 6TH FLOOR A WING JANPATH BHAWAN NEW DELHI
User Type: Buyer/Claimants

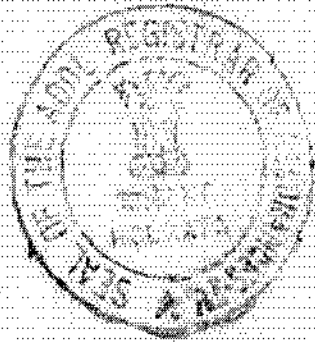
Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2000599043/4/2020	Property Registration- Registration Fees	0030-03-104-001-18	61081
2	2000599043/4/2020	Property Registration- Stamp duty	0030-02-103-003-02	305320
			Total Amount	366411

In Words: Rupees Three Lakh Sixty Six Thousand Four Hundred Eleven Only.





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OFFICE OF THE REGISTER
8.3 JUN 2020



Government of West Bengal

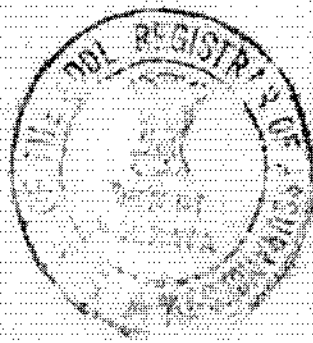
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

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

Signature / LTI Sheet of Query No/Year 19042000599043/2020

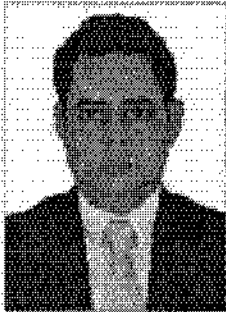
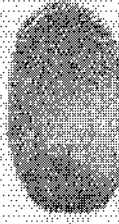
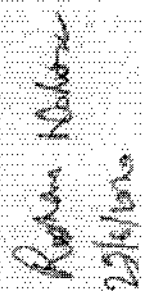
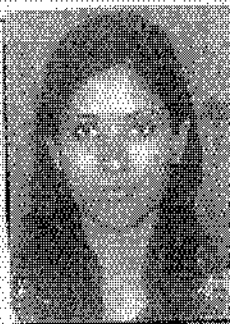
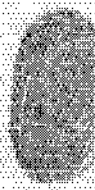




I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr SIDDHARTHA MUKHERJEE Alias Mr SIDDHARTHA MUKHOPADHYAY 119, Bhupen Roy Road, P.O:- BEHALA, P.S:- Behala, District:-South 24- Parganas, West Bengal, India. PIN - 700034	Seller			 29/06/2020
2	Mrs Anrita Sanmrahi 18, Dakshin Para Road, P.O:- Paschim Barisha, P.S:- Thakurpukur, District:-South 24- Parganas, West Bengal, India. PIN - 700063	Representative of Seller [THYONE HERBAL PRODUC TS PRIVATE LIMITED]			 09/06/2020



2020-07-18 10:00:00










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

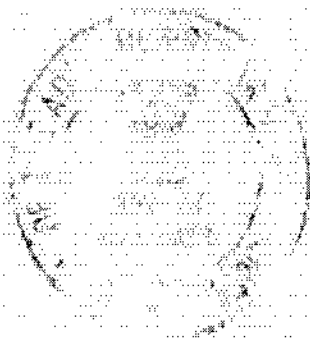
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr Roshan Kishore 6th Floor, A-Wing, Janpath Bhavan, Janpath Lane, New Delhi, P.O.- JANPATH LANE, P.S.- CONNAUGHT PLACE, District-New Delhi, Delhi, India, PIN - 110001	Representative of Buyer [CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION]		 2896	 29/6/2020
4	Mrs Anrita Sannigrahi 18, Dakshin Para Road, P.O.- Paschim Barisha, P.S.- Thakurpukur, District-South 24-Parganas, West Bengal, India, PIN - 700063	Representative of Seller [PHOBOS AGRO MARKETING PRIVATE LIMITED]		 2895	 29/6/2020
5	Mrs Bratati Mukhopadhyay 116, Bhupen Roy Road, P.O.- BEHALA, P.S.- Behala, District-South 24-Parganas, West Bengal, India, PIN - 700034	Representative of Seller [CUSSONIA HEIGHTS PRIVATE LIMITED] [FOUNTAIN GRASS BUILDERS PRIVATE LIMITED]		 2891	 29/6/2020

Query No.: 1904200599043 / 2020, 27/07/2020 03:21:38 PM, KOLKATA (A.R.A. - IV)

Page 3 of 9

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

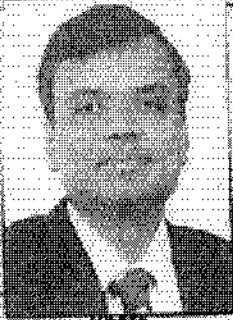


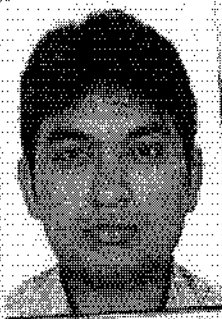


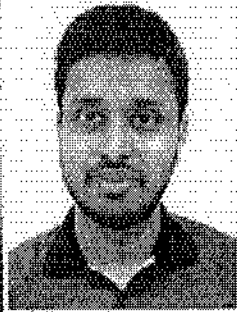
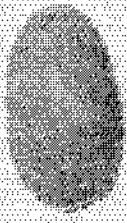
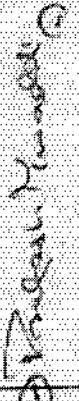
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Mr Siddhartha Mukherjee Alias Mr Siddhartha MUKHOPADHYAY 119, Bhupen Roy Road, P.O.- BENHALA, P.S.- Benala, District-South 24- Parganas, West Bengal, India, PIN - 700034	Representative of Seller (GALTONI A BUILDER S PRIVATE LIMITED) (ECLAIR INFRACON LLP) (ETAKA REALSTATE LLP) (EKARAJ BUILDCON LLP)			 29/06/2020
7	Mrs Sakshi Kyal 30C, South End Park, P.O.- Sant Bose Road, P.S.- Lake, District-South 24- Parganas, West Bengal, India, PIN - 700029	Representative of Seller (WRIDDHI REAL ESTATE LLP)			 29/06/2020
8	Mr Arun Kumar Sanchali 26B, Camac Street, P.O.- Little Ruwood Street, P.S.- Shakespeare Sarani, District-Harikala, West Bengal, India, PIN - 700042	Representative of Seller (PS GROUP REALTY PRIVATE LIMITED)			 29/06/20



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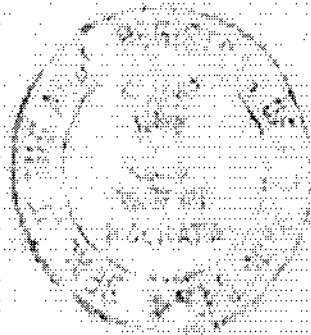
18 JUL 2020

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
9	Mr Surendra Kumar Dugar, 52/4/1, Ballygunge Circular Road, P.O. Ballygunge, P.S. Ballygunge, District-South 24 Parganas, West Bengal, India, Pin- 700010	Representative of Seller [EKDANT INFRACON LLP]		 2584	 29.01.2020
10	Mr Rahul Kyat, 30C, South End Park, P.O.- Sarat Bose Road, P.S.- Lake, District-South 24 Parganas, West Bengal, India, Pin- 700029	Representative of Seller [WRIDDHI DEVELOPERS PRIVATE LIMITED] (IKKA INFRA PROJECTS PRIVATE LIMITED)		 2590	 24/6/2020
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Prakash Musaddi, Son of Mr Rajkumar Musaddi, 12B Lord Sinha Road, P.O. Shalabagan, P.S. - Shalabagan, Kolkata, West Bengal, PIN- 700016	Mr SIDDHARTHA MUKHERJEE, Mrs Amrita Sannigrahi, Mr Roshan Kishore, Mrs Amrita Sannigrahi, Mrs Bralati Mukhopadhyay, Mr Siddhartha Mukherjee, Mrs Sakshi Kyat, Mr Anur Kumar Senchei, Mr Sarendra Kumar Dugar, Mr Rahul Kyat		 2592	 29.01.2020

(Indip Misra)

ADDITIONAL REGISTRAR
OF ASSURANCE

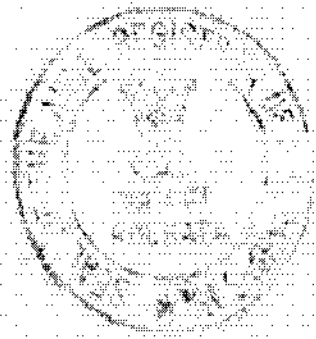


2.9 JUN 2020


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

Query No:-19042000599043/2020, 27/07/2020 09:31:33 PM, KOLKATA (A.R.A. - IV)

Page 6 of 6



11/11/2020

THYONE HERBAL PRODUCTS PRIVATE LIMITED [PAN AAECT7353C] [CIN U51909WB2013PTC191572], a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at Fourth Floor, Flat No. 4A, 69/1, Mitra Colony, Post Office - Behala, Police Station - Behala, Kolkata - 700034 and represented by its **Director Ms. Amrita Sannigrahi [PAN CAGPS3109C] [AADHAAR 556475014001]**, daughter of Ashok Sannigrahi, by faith - Hindu, by occupation - Business, residing at 18, Dakshin Para Road, Post Office - Paschim Barisha, Police Station - Thakurpukur, Kolkata - 700063, hereinafter called and referred to as "**OWNER/VENDOR**" (which term or expression shall unless be excluded by or repugnant to the subject or context shall be deemed to mean and include its successor-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 5th Floor, A-Wing, Janpath Bhavan, Janpath Lane, New Delhi - 110001, represented by its Assistant Director (Administration) **Mr. Roshan Kishore [PAN AWMPK7856J] [AADHAAR 416023994144]**, son of Late Raj Kishore aged about 40 years, working for gain at 6th Floor, A-Wing, Janpath Bhavan, Post Office - Janpath, Police Station - Janpath, New Delhi - 110001, India, hereinafter called and referred to as "**PURCHASER**" (Which term or expression shall unless be excluded by or repugnant to the subject or context shall be deemed to mean and include its successors-in-interest/office, successors and/or assigns) of the **SECOND PART**

AND

[1] PHOBOS AGRO MARKETING PRIVATE LIMITED [PAN AAHCP0118J] [CIN U01403WB2012PTC188436], a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at Fourth Floor, Flat No. 4A, 69/1, Mitra Colony, Post Office - Behala, Police Station - Behala, Kolkata - 700034 and represented by its **Director Ms. Amrita Sannigrahi [PAN CAGPS3109C] [AADHAAR 556475014001]**, daughter of Ashok Sannigrahi, by faith - Hindu, by occupation - Business, residing at 18, Dakshin Para Road, Post Office - Paschim Barisha, Police Station - Thakurpukur, Kolkata - 700063, **[2] CUSSONIA**

HEIGHTS PRIVATE LIMITED [PAN AAECT7346R] [CIN U45400WB2013PTC191656], a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 119, Bhupen Roy Road, Post Office - Behala, Police Station - Behala, Kolkata - 700034 and represented by its **Director Mrs. Bratati Mukhopadhyay [PAN AESPM6897F] [AADHAAR 884513307107]**, wife of Late Ashutosh Mukhopadhyay, by faith - Hindu, by occupation - Business, residing at 119, Bhupen Roy Road, Post Office - Behala, Police Station - Behala, Kolkata - 700034, [3] **GALTONIA BUILDERS PRIVATE LIMITED [PAN AAECT7350B] [CIN U45400WB2013PTC191990]**, a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at Bishnupur, Village - Daulatpur, Post Office - Bishnupur, Police Station - Bishnupur, 24 Parganas (South), West Bengal, PIN Code - 700104 and represented by its **Director Mr. Siddhartha Mukhopadhyay alias Siddhartha Mukherjee [PAN AIFPM4138C] [AADHAAR 903941196665]**, son of Late Ashutosh Mukhopadhyay, residing at 119, Bhupen Roy Road, Post Office - Behala, Police Station - Behala, Kolkata - 700034, [4] **WRIDDHI REAL ESTATE LLP [PAN AACFW5795Q] [LLPIN AAI-9643]**, a Limited Liability Partnership Incorporated under Limited Liability Partnership Act, 2008 and having its registered office at 122/1R, Satyendranath Majumder Sarani, Post Office - Kalighat, Police Station - Tollygunge, Kolkata - 700026 and represented by its **Partner Mrs. Sakshi Kyal [PAN APKPK3417Q] [AADHAAR 300778885993]**, wife of Rahul Kyal, residing at 30C, South End Park, Near Gol Park, Post Office - Sarat Bose Road, Police Station - Rabindra Sarobar, Kolkata - 700029 **AND [5] SIDDHARTHA MUKHOPADHYAY ALIAS SIDDHARTHA MUKHERJEE [PAN AIFPM4138C] [AADHAAR 903941196665]**, son of Late Ashutosh Mukhopadhyay, by faith - Hindu, by Occupation - Business, residing at 119, Bhupen Roy Road, Post office - Behala, Police Station - Behala, Kolkata - 700034, hereinafter called and referred to as "**CONFIRMING PARTY NO.1**" (which term or expression shall unless be excluded by or repugnant to the subject or context shall be deemed to mean and include **IN THE CASE** of the Company their respective successor-in-interest/office, successors and/or assigns **AND IN THE CASE OF** the individuals their respective legal heirs, legal representatives, executors, administrators, nominees, successors and/or assigns) of the **THIRD PART**

AND

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

Turnkey Contractor & Confirming Party and a company incorporated within the meaning of Companies Act, 1956 and having its registered office at 1002, Eastern Metropolitan Bypass, Post Office – Dhapa, Police Station – Pragati Maidan, Kolkata – 700105, West Bengal, represented by its **Director Mr. Arun Kumar Sancheti [PAN AKOPS4951L] [AADHAAR 838156261141]**, son of Sumermall Sancheti, by Faith – Hindu, by Occupation – Business, by Nationality – Indian, presently residing at 26B, Camac Street, Post Office – Little Russel Street, Police Station – Shakespeare Sarani, Kolkata – 700016, hereinafter called and referred to as **PS GROUP/ CONFIRMING PARTY NO.2** (which term or expression shall unless be excluded by or repugnant to the subject or context shall be deemed to mean and included its successors-in-interest/office, successors and/or assigns) of the **FOURTH PART**

AND

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

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

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

WHEREAS:

1. At all material point of time one Khagendra Nath Naskar was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that the piece and parcel of Sali Land admeasuring **58.00 Decimals** more or less having rayati shtitban dakhali rights therein and comprised in **R.S. Dag No. 29** corresponding to **R.S. Khatian No. 570** lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South) and recorded his name in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRO Bishnupur Block as also recorded his name in the records of the Kulerdari Gram Panchayat upon payment of proportionate rates and taxes as applicable (hereinafter referred to as the said **Khagendra's Land**).
2. While being seized and possessed of the said Khagendra's Land, the said Khagendra Nath Naskar died intestate and at the time of his death he was survived by his widow namely Garobini Naskar, six sons namely Balai Naskar, Subal Naskar, Shyamal Naskar, Kamal Naskar, Swapan Naskar and Robin Naskar and Lakshmiabala Naskar and Tapan Naskar, being the widow and grandson of his predeceased son namely Late Kanai Naskar and two daughters namely Bamani Naskar and Bina Rani Naskar and one grandson namely Ashoke Kumar Naskar, being the only son of his predeceased daughter namely Late Kamani Naskar, as his only heirs and/or heiresses and/or legal representatives to his estate. Thus the legal heirs and/or heiresses of Khagendra Nath Naskar acquired right title and interest into or upon the said Khagendra's Land in the following ratio:-

Sl. No.	Name of the legal heirs/heiresses	Relationship with Khagendra Nath Naskar	Share and/or entitlement out of Khagendra Nath Naskar's estate
1.	Garobini Naskar	Widow	1/11th (One-Eleventh)
2.	Balai Naskar	Son	1/11th (One-Eleventh)
3.	Subal Naskar	Son	1/11th (One-Eleventh)
4.	Shyamal Naskar	Son	1/11th (One-Eleventh)
5.	Kamal Naskar	Son	1/11th (One-Eleventh)
6.	Swapan Naskar	Son	1/11th (One-Eleventh)
7.	Robin Naskar	Son	1/11th (One-Eleventh)
8.	Lakshmi-bala Naskar and Tapan Naskar	Daughter-in-law and Grandson	1/11th (One-Eleventh)
9.	Bamani Naskar	Daughter	1/11th (One-Eleventh)
10.	Bina Rani Naskar	Daughter	1/11th (One-Eleventh)
11.	Ashoke Kumar Naskar	Grandson	1/11th (One-Eleventh)

3. Thus with the operation of the laws of intestate succession the said Garobini Naskar, Balai Naskar, Subal Naskar, Shyamal Naskar, Kamal Naskar, Swapan Naskar, Robin Naskar, Bamani Naskar, Bina Naskar, Lakshmi-bala Naskar, Tapan Naskar and Ashoke Kumar Naskar jointly became seized and possessed of and/or otherwise well and sufficiently entitled to **all that** the piece and parcel of Sali Land admeasuring **58.00 Decimals** more or less having rayati shtitiban dakhali rights therein and comprised in **R.S. Dag No. 29** corresponding to **R.S. Khatian No. 570** lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and In the District of 24 Parganas (South) and became entitled to record their names in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRO Bishnupur Block as also became entitled to mutate their names in the records of the Kulerdari Gram Panchayat upon payment of proportionate rates and taxes as applicable.

4. By a Deed of Conveyance dated 26th day of November 1997 made between the said Subal Naskar, Kamal Naskar and Barnni Rani Naskar, therein referred to as the vendors of the one part and one Ashutosh Mukhopadhyay, therein referred to as the purchaser of the other part and registered at the Office of Additional District Sub Registrar - Bishnupur 24 Parganas (South) and recorded in Book No. I, **Being No. 3699** for the year 1997, the said Subal Naskar and Others sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Ashutosh Mukhopadhyay out of the said Khagendra's Land being **all that** the piece and parcel of Sali Land admeasuring **15.81 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **R.S. Dag No. 29** corresponding to **R.S. Khatian No. 570** lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur, 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South), (which is morefully and particularly described and mentioned in the Schedule thereunder written), absolutely and forever free from all encumbrances, charges, liens, lispensense, attachments, mortgages, acquisitions, requisitions, debutter or trust whatsoever, at or for a consideration therein mentioned.

5. By another Deed of Conveyance dated 24th day of June 1999 made between the said Swapan Naskar, therein referred to as the vendor of the one part and the said Ashutosh Mukhopadhyay, therein referred to as the purchaser of the other part and registered at the Office of Additional District Sub Registrar - Bishnupur 24 Parganas (South) and recorded in Book No. I, Volume No. 24, Pages 163 to 172, **Being No. 2169** for the year 1999, the said Swapan Naskar sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Ashutosh Mukhopadhyay out of the said Khagendra's Land being **all that** the piece and parcel of Sali Land admeasuring **5.27 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **R.S. Dag No. 29** corresponding to **R.S. Khatian No. 570** lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur, 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South), (which is morefully and particularly described and mentioned in the Schedule thereunder written), absolutely and forever free

from all encumbrances, charges, liens, lispendense, attachments, mortgages, acquisitions, requisitions, debuttur or trust whatsoever, at or for a consideration therein mentioned.

6. By another Deed of Conveyance dated 20th day of September 2006 made between the said Balai Naskar, therein referred to as the vendor of the one part and the said Ashutosh Mukhopadhyay, therein referred to as the purchaser of the other part and registered at the Office of Additional District Sub Registrar - Bishnupur 24 Parganas (South) and recorded in Book No. I, CD Volume No. 12, Pages 3760 to 3776, **Being No. 4144** for the year 2012, the said Balai Naskar sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Ashutosh Mukhopadhyay out of the said Khagendra's Land being **all that** the piece and parcel of Sali Land admeasuring **5.27 Decimals** more or less having rayati shtibban dakhali rights therein and comprised in **R.S. Dag No. 29** corresponding to **R.S. Khatian No. 570** lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur, 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South), (which is morefully and particularly described and mentioned in the Schedule thereunder written), absolutely and forever free from all encumbrances, charges, liens, lispendense, attachments, mortgages, acquisitions, requisitions, debuttur or trust whatsoever, at or for a consideration therein mentioned.

7. By another Deed of Conveyance dated 1st day of March 2013 made between the said Binarani Mondal nee Naskar, 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 District Sub Registrar - IV Allpore 24 Parganas (South) and recorded in Book No. I, CD Volume No. 8, Pages 1403 to 1418, **Being No. 1655** for the year 2013, the said Binarani Mondal nee Naskar sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Ashutosh Mukhopadhyay out of the said Khagendra's Land being **all that** the piece and parcel of Sali Land admeasuring **5.00 Decimals** more or less having rayati shtibban dakhali rights therein and comprised in **R.S. Dag No. 29** corresponding to **R.S. Khatian No. 570** lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur, 24 Parganas (South) and within the local limits of the

Kulerdari Gram Panchayat and in the District of 24 Parganas (South), (which is morefully and particularly described and mentioned in the Schedule thereunder written), absolutely and forever free from all encumbrances, charges, liens, dispendense, attachments, mortgages, acquisitions, requisitions, debuttor or trust whatsoever, at or for a consideration therein mentioned.

8. Thus pursuant to the four Deeds of Sale all dated 26th day of November 1997, 24th day of June 1999, 20th day of September 2006 and 1st day of March 2013 as recited above the said Ashutosh Mukhopadhyay acquired right title and interest and as such became seized and possessed of and/or otherwise well and sufficiently entitled to **all that** the piece and parcel of Sali Land admeasuring **31.35 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **R.S./L.R. Dag No. 29** corresponding to **L.R. Khatian No. 2903** (previous **R.S. Khatian No. 570**) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South) and recorded his name in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRO Bishnupur Block as also mutated his name in the records of the Kulerdari Gram Panchayat upon payment of proportionate rates and taxes (hereinafter referred to as the said **Ashutosh's Land**).
9. By another Deed of Conveyance dated 20th day of March 2015 made between the said Ashutosh Mukhopadhyay, therein referred to as the vendor of the one part and Thyone Herbal Products Private Limited, therein referred to as the purchaser of the other part and registered at the Office of District Sub Registrar – IV Alipore 24 Parganas (South) and recorded in Book No. I, CD Volume No. 9, Pages 1557 to 1572, **Being No. 2558** for the year 2015, the said Ashutosh Mukhopadhyay sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Thyone Herbal Products Private Limited out of the said Ashutosh's Land being **all that** the piece and parcel of Sali Land admeasuring **10.00 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **R.S./L.R. Dag No. 29** corresponding to **L.R. Khatian No. 2903** lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the

local limits of the 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, debuttor or trust whatsoever, at or for a consideration therein mentioned.

10. Thus pursuant to the Deed of Sale dated 20th day of March 2015 as recited above the said Thyone Herbal Products Private Limited acquired right title and interest and as such became seized and possessed of and/or otherwise well and sufficiently entitled to **all that** the piece and parcel of Sali Land admeasuring **10.00 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **R.S./L.R. Dag No. 29** corresponding to **L.R. Khatian No. 4177** (previous **L.R. Khatian No. 2903**) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South) and recorded its name in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRO Bishnupur Block as also mutated its name in the records of the Kulerdari Gram Panchayat upon payment of proportionate rates and taxes (hereinafter referred to as the said **Entire Land**) (which is morefully and particularly described and mentioned in the **First Schedule** hereunder written).
11. After mutation of its name the said Thyone Herbal Products Private Limited made an application at the Office of the Block Land & Land Reforms Officer, Bishnupur – I at Bhasa, 24 Parganas (South) for conversion of the land use from agricultural land and/or Sali to Bastu and accordingly by an order being Memo No. S-2/410/BLLRO-Bishnupur-I/13 dated 22nd day of June 2015, the said conversion application was granted and disposed off and accordingly the land use was changed from agricultural land and/or Sali to Bastu. Pursuant to obtaining necessary conversion of the nature of land use from Sali to Bastu the said Thyone Herbal Products Private Limited have become entitled to utilize the said Entire Land for bastu purpose and/or for construction of any realestate projects.
12. The Vendors herein jointly with the other Owners of the adjacent lands with an intention to commercially exploit the land, intended to develop a housing project with all the modern

facilities, amenities and benefits into or upon **all that** the land measuring **756.00 Decimals** more or less comprised in several dag nos. and khatian nos. lying and situate at Moujas of Daulatpur and Sarmasterchak, Police Station – Bishnupur, District 24 Parganas (South) (hereinafter collectively referred to as the said **Larger Property**) and pursuant 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.

13. Pursuant to three separate Development Agreements dated 23rd day of June 2015, 9th day of November 2015 and 22nd day of September 2017 and two Supplementary Agreements both dated 30th June, 2017 and 19th December, 2018 (hereinafter collectively referred to as the said **Development Agreements**) made and executed between seventy nine separate independent legal entities, therein referred to as the Owners of the one part and the said **PS Vinayak Complex LLP**, therein referred to as the Developer of the other part and registered at the Office of the District Sub Registrar – IV Alipore, 24 Parganas (South) and recorded in Book No. I, **Being No. 4903** for the year 2015, Book No. I **Being No. 7787** for the year 2015, Book No. I **Being No. 6419** for the year 2017, Book No. I **Being No. 5048** for the year 2017 and Book No. I **Being No. 7480** for the year 2018 respectively, whereby the Owners in consideration of the Developer being the said PS Vinayak Complex LLP assuring to built and construct a housing project comprising of several building blocks containing self contained flats/units, car parking spaces and various modern facilities and amenities granted the right of development and construction of a housing project on the said Larger Property which included the said Entire Land unto and in favour of the said PS Vinayak Complex LLP and on such other terms and condition therein mentioned.
14. 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.
15. In consideration of the rights and interest available by virtue of the said Development Agreement to the said PS Vinayak Complex LLP, PS Group Realty Private Limited, the

Confirming Party No.2 herein, as a designated partner of the said PS Vinayak Complex LLP, has submitted a proposal on 12th February, 2019 in response to the Tender Notice dated 18th January, 2019, published in "The Economic Times" newspaper, by Central Government Employees Welfare Housing Organization (hereinafter referred to as the said CGEWHO), being the Purchaser herein for the construction and sale and/or transfer of a Housing Project on turnkey basis, proposed to be built and constructed upon **all that** the land measuring **239.00 Decimals** more or less comprised in several dag and khatian nos. situate at the Moujas of Daulatpur and Sarmasterchak, Police Station - Bishnupur and in the District of 24 Parganas (South) together with a right of access through a common passage (hereinafter referred to as the said **Project Land**).

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

therein referred to as the Developer of the Other Part and registered at the Office of the District Sub Registrar – IV Alipore, 24 Parganas (South) and recorded in Book No. I, Volume No. 1604-2020, Pages – 33964 to 33997, **Being No. 1006** for the year 2020, whereby and where under the said Eeshvi Real Estate LLP and Twenty Seven other Independent legal entities with the consent and agreement of the said PS Vinayak Complex LLP cancelled and/or determined and/or terminated the Development Agreement dated 22nd day of September 2017, Being No. 6419 of 2017, on such terms and conditions as recorded therein.

19. By another Agreement for Cancellation dated 27th day of February 2020 made and executed between Bratati Mukhopadhyay and Forty Seven other independent legal entities, therein referred to as the Owners of the One Part and the said PS Vinayak Complex LLP, therein referred to as the Developer of the Other Part and registered at the Office of the District Sub Registrar – IV Alipore, 24 Parganas (South) and recorded in Book No. I, Volume No. 1604-2020, Pages – 33696 to 33743, **Being No. 1007** for the year 2020, whereby and where under the said Bratati Mukhopadhyay and Forty Seven other independent legal entities with the consent and agreement of the said PS Vinayak Complex LLP cancelled and/or determined and/or terminated the Development Agreement dated 9th day of November 2015, Being No. 7787 of 2015 together with the Supplementary Agreement dated 30th day of June 2017, Being No. 5048 of 2017, on such terms and conditions as recorded therein.
20. Thus the said three Cancellation Agreements as recited hereinabove all dated 27th day of February 2020 and 28th day of February 2020 and all registered at the Office of the District Sub Registrar – IV Alipore, 24 Parganas (South) and recorded in Book No. I, **Being No. 963** for the year 2020, Book No. I, **Being No. 1006** for the year 2020 and Book No. I, **Being No. 1007** for the year 2020 are hereinafter collectively referred to as the said **Cancellation Agreements**.
21. In consideration of the above understanding the **Vendor** herein and PS Vinayak Complex LLP and PS Group Realty Private Limited herein and the said LOI Issued by the CGEWHO in favour of the PS Group Realty Private Limited herein, the **Vendor** 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) admeasuring **6.00 Decimals** out of **10.00 Decimals** more or less having rayati sthitiban

dakhali rights therein and comprised in **R.S./L.R. Dag No. 29** corresponding to **L.R. Khatian No. 4177** (previous **L.R. Khatian No. 2903**) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South), at or for a total consideration of **Rs. 61,05,600/- [Rupees Sixty One Lakh Five Thousand and Six Hundred Only]** and on such terms and conditions hereinafter mentioned (hereinafter for the sake of brevity referred to as the said **Land**) (which is morefully and particularly described and mentioned in the **Second Schedule** hereunder written).

22. The Confirming Party No.1 herein being the co-owners of such undivided part or portion of R.S./L.R. Dag No. 29 are jointly seized and possessed of the remaining portion of land comprised in the said R.S./L.R. Dag No. 29, lying and situate at Mouza – Daulatpur, J.L. No. 79, within the territorial jurisdiction of the Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office Bishnupur, 24 Parganas (South) and within the local limits of Kulardari Gram Panchayat and in the District of 24 Parganas (South). The Confirming Party No.1 has agreed to join and execute these presents in **confirmation of the transfer of the demarcated chunk of land** referred to as the said Land, which is being transferred under these presents in favour of the Purchaser herein.
23. The Confirming Party No.3 herein under four separate Deeds of Sale all dated 13th day of October 2014, 14th day of October 2014 and 26th day of August 2015 and registered at the Offices of the DSR-II and DSR-TV Alipore 24 Parganas (South) and recorded in Book No. I Being No. 7810 for the year 2014, Book No. I Being No. 11065 for the year 2014, Book No. I Being No. 11066 for the year 2014 and Book No. I Being No. 6468 for the year 2015, acquired right title and interest and as such became seized and possessed of and/or otherwise well and sufficiently entitled to **all that** the pieces and parcels of land admeasuring **52.36 Decimals** more or less comprised in **L.R. Dag No. 701** (corresponding to **R.S. Dag No. 501**) measuring **20.50 Decimals** more or less corresponding to **L.R. Khatian Nos. 3358, 3359, 9124, 9125, 9126 and 9127 AND L.R. Dag No. 702** (corresponding to **R.S. Dag No. 501/773**) measuring **6.00 Decimals** more or less corresponding to **L.R. Khatian Nos. 3358, 3359, 9124, 9125, 9126 and 9127 AND L.R. Dag No. 703** (corresponding

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

24. Pursuant to transfers made out of the said Land Demarcated for Common Road, under a Deed of Sale dated 15th day of February 2019 and registered at the Office of the DSR-II Alipore 24 Parganas (South) and recorded in Book No. I, Volume No. 1602-2019, Pages – 46883 to 46917 Deed No. 1323 for the year 2019, the said Confirming Party No.3 continued to remain seized and possessed of and/or otherwise well and sufficiently entitled to all that the pieces and parcels of land admeasuring 36.73 Decimals more or less comprised in L.R. Dag No. 700, 701, 702 and 703 corresponding to L.R. Khatian Nos. 3358, 3359, 9124, 9125, 9126 and 9127 lying and situated at Mouja Hanspukuria, J.L. No. 20 and within the territorial jurisdiction of Behala Police Station and within the jurisdiction of the ADSR Behala 24

Parganas (South) and in the District of 24 Parganas (South) AND all that the pieces and parcels of land admeasuring 26.00 Decimals more or less comprised in L.R. Dag No. 112 and 113 corresponding to L.R. Khatian Nos. 518, 520, 612, 613, 618 and 649 AND L.R. Dag No. 114 (R.S. Dag No. 115) measuring 5.00 Decimals more or less corresponding to L.R. Khatian No. 572 lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the ADSR Bishnupur 24 Parganas (South) and in the District of 24 Parganas (South) (hereinafter referred to as the said **Common Passage**) (which is morefully and particularly described and mentioned in the **Third Schedule** hereunder written).

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

26. 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.

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

- a. The **Vendor** 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 **Vendor** has any right, title and/or interest, of any nature whatsoever in the said **Land** or any part thereof and the **Vendor** has 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 **Vendor**. 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 **Vendor** has full right, power and authority to enter into this Deed of Conveyance.
- c. The **Vendor** represents 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 **Vendor** 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 **Vendor** agrees 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 **Vendor** 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 **Vendor** 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 **Vendor** is 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 **Vendor's 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 **Vendor** or in respect

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

- j. The **Vendor** further represent if any dispute arises in future the **Vendor** shall be responsible for any litigation related to their title to the said **Land** and in that event, the **Vendor** 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 **Vendor** 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 **Vendor** agrees and acknowledge that in the event the **Purchaser** incurs any costs, expenses, damages etc. to rectify or remedy the title of the **Vendor** to the said **Land**, it shall be entitled to recover and the **Vendor** shall be deemed to have an admitted liability to pay such costs charges and expenses incurred by the **Purchaser** on being intimated.
- k. The **Vendor** represent that no part or portion of the said land ever belonged to any Debtor trust and/or to any Minor;
- l. The **Vendor** 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 **Vendor** 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 Vendor, 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 Vendor has not done and shall not do nor permit to be done, anything whatsoever that would in any way impair, hinder and/or restrict the rights of the Purchaser under these presents including, without limitation, the unfettered exercise by the Purchaser of the sole and exclusive right to develop the said Land.
 - p. There is no dispute with any revenue or other financial department of State or Central Government or elsewhere in relation to the affairs of the said Land and there are no facts, which may give rise to any such dispute.
 - q. The said Land of the Vendor is 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 Vendor would be able to deliver peaceful vacant possession of the said Land simultaneously with execution and registration of these presents.
 - s. The Vendor would be able to fulfil and complete all the other obligations set out herein after.
 - t. That the Vendor has 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 **Vendor** 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 **Vendor** represents and confirms 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 **Vendor** has 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 **Vendor** adequately disclose the fact that selling and transferring the said **Land** will not be ultra vires the Company's objects.

NOW THIS INDENTURE OF CONVEYANCE WITNESSETH:

IN PURSUANCE of the LOI and settlement made between the **Vendor, PS Group/Confirming Party No.2** and the **Purchaser** herein and pursuant to the **Representations and Offer** made by the **Vendor** to the **Purchaser** and the **Purchaser**, having relied upon the **Representations** of the **Vendor** as aforesaid and believing the same to be true and acting on faith thereof and thereafter having accepted the offer of the **Vendor** and in consideration of the said sum of **Rs. 61,05,600/- [Rupees Sixty One Lakh Five Thousand and Six Hundred Only]** of the lawful money of the Union of India well and truly paid by the **Purchaser** at the instance of the **PS Group/Confirming Party No.2** herein and in terms of the LOI, to the **Vendor** herein (the receipt whereof the **Vendor** 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 **Vendor** 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) admeasuring **6.00 Decimals** out of **10.00 Decimals** more or less having rayati sthiliban dakhali rights therein and comprised in **R.S./L.R. Dag No. 29** corresponding to **L.R. Khatian No. 4177** (previous **L.R. Khatian No. 2903**) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South) and 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 **SECOND SCHEDULE** hereunder written read together with the **First Schedule** hereunder written **OR HOWSOEVER OTHERWISE** the said **LAND** or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished in the map or plan annexed hereto and thereon border **RED AND TOGETHER WITH** all houses, edifices, buildings, yards, ways paths, passages, common and/or other passages drains, sewers water, water course, electric or other fittings or installations and all manner of former and other rights, lights, liberties, easements, privileges, profits, advantages appendages and appurtenances whatsoever in the said message, hereditaments and premises or any part thereof usually held occupied or enjoyed or reputed to belonging to or in anywise appertaining with the same or any of them or any part thereof **AND** the reversion or reversions remainder or remainders and the rents issues and profits of the said **LAND** and every part or portion thereof **AND** all the legal incidences thereof **AND** all the estate right title interest inheritance possession use trust property claims and demands whatsoever both at law and in equity of the **Vendor** 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 **Vendor** or any person or persons

from whom the Vendor can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said **LAND** hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances including but **NOT** limited to charges, liens, lispense, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, exchange, trusts, adverse possession, debutter or any type of encumbrance whatsoever or howsoever;

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

THE VENDOR AND THE CONFIRMING PARTIES DO AND EACH OF THEM DOTI HEREBY COVENANT WITH THE PURCHASER as follows:

- a. **THAT NOTWITHSTANDING** any act, deed matter or thing whatsoever by the **Vendor** done or executed or knowingly suffered to the contrary the **Vendor** is 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 **Vendor** or any of its ancestors or predecessors-in-title, the **Vendor** has 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, lispendense, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, exchange, trusts, adverse possession, debutter or any type of encumbrance whatsoever or howsoever made or suffered by the **Vendor** or any persons having or lawfully or equitably claiming any estate or interest therein through under or in trust for the **Vendor** 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 **Vendor** or any person or persons lawfully claiming through from under or in law or trust for the **Vendor** or any of its/his/her/their ancestors or predecessors-in-title.
- e. **AND FURTHER THAT** the **Vendor** 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 **Vendor** 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 **Vendor** 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 **Vendor** or any breach of the covenants hereunder contained and for giving effect to this clause the other various properties of the **Vendor** shall have charge created upon them, in discharge of the present indemnity given by the **Vendor** in favour of the **Purchaser**;

- f. **THAT** the **Vendor** is executing this Sale Deed in favour of the **Purchaser** at the instance of the **PS Group/Confirming Party No.2** as part performance of the LOI No.T-220/1 dated 2nd September, 2019 issued by the Central Government Employees Welfare Housing Organization (CGEWHO), the **Purchaser** herein for the construction and development of Turnkey Composite Housing Project on the said **LAND**.
- g. **THAT** the **Vendor** 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 **Second 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 **Vendor** 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 Vendor 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 Vendor 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 Vendor 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 Vendor and the same shall only be considered fully satisfied and discharged upon the Vendor making the said LAND free from all encumbrances of whatsoever nature.
- k. **AND ALSO** the Vendor has 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 Vendor shall and will make and affirm such affidavit or affidavits and sign all papers and documents as necessary for the purpose of effecting mutation of the Purchaser's name in the records of the Kulerdari Gram Panchayat and/or with the Office of the Block Land & Land Reforms Officer, Bishnupur-I Block and/or also with such other statutory body or bodies.
- m. **AND** the Vendor 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 Vendor 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 Vendor 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 Vendor 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 Vendor or any of its 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 Vendor 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 **Second 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 Vendor 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 **Second Schedule** hereunder written remaining in the custody, control and power of the Vendor herein shall be kept fully secured, saved harmless, un-obliterated and un-defaced with the covenant for production, inspection maintenance and security and the Purchaser herein shall have the right and power to take inspection thereof or obtain extracts therefrom at its own costs and expenses at all times upon forty eight hours prior notice in writing to the Vendor herein and the Vendor 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 Vendor 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 Vendor herein declares and confirms that the said LAND more fully and particularly mentioned and described in the **Second 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 **Vendor** simultaneously with the execution of these presents the **Vendor** 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 VENDOR** 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 **Vendor** 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 **Vendor** has 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 **Vendor** fails to execute and register such deeds of rectification and/or declaration and/or amendment, under such eventuality the **Vendor** herein authorize and/or empower the **Purchaser** to represent the **Vendor** as his/her/their/its constituted attorney and sign, execute and present for registration such deeds of rectification and/or declaration and/or amendment before the concerned registering authority or authorities;
- v. **AND FURTHER THAT** Schedules and Plans annexed hereto form and constitute as an integral part of this Deed and while constructing and/or interpreting the meaning of this Deed the same shall be relied upon **AND** simultaneously with the execution of this Deed of Conveyance the **Vendor** have made over to the **Purchaser** the actual, physical, vacant and peaceful possession of the said **LAND**.

THE FIRST SCHEDULE ABOVE REFERRED TO

(SAID ENTIRE LAND)

ALL THAT the piece and parcel of Sail Land admeasuring **10.00 Decimals** more or less having rayati shtitiban dakhali rights therein and comprised in **R.S./L.R. Dag No. 29** corresponding to **L.R. Khatian No. 4177** (previous **L.R. Khatian No. 2903**) lying and situated at **Mouja Daulatpur, J.L. No. 79** and within the territorial jurisdiction of **Bishnupur Police Station** and within the

jurisdiction of the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South), a detail where of is set out hereinafter:

Sl. No.	R.S. Dag No.	L.R. Dag No.	L.R. Khatian No.	Nature of Land	Share in Dag	Total Area in Dag (Decimal)	Area conveyed (Decimal)
L.	29	29	4177	Sail	0.1724	58.00	10.00
TOTAL							10.00

THE SECOND SCHEDULE ABOVE REFERRED TO
(SAID LAND)

ALL THAT the piece and parcel of homestead Land (Bastu) admeasuring **6.00 Decimals** out of **10.00 Decimals** more or less having rayati sthiltan dakhali rights therein and comprised in **R.S./L.R. Dag No. 29** corresponding to **L.R. Khatian No. 4177** (previous **L.R. Khatian No. 2903**) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South), a detail where of is set out hereinafter:

Sl. No.	R.S. Dag No.	L.R. Dag No.	L.R. Khatian No.	Nature of Land	Share in Dag	Total Area in Dag (Decimal)	Area conveyed (Decimal)
L.	29	29	4177	Bastu	0.1035	58.00	6.00
TOTAL							6.00

OR HOWSOEVER OTHERWISE the said **L.R. Dag No. 29** 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. 29

ON THE NORTH : By L.R. Dag No.28;
 ON THE EAST : By L.R. Dag No.30;
 ON THE SOUTH : By L.R. Dag No.29;
 ON THE WEST : By L.R. Dag No.29;

THE THIRD 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 - Hanspukura, J.L. No. 20 and within the territorial jurisdiction of Thakurpukur Police Station (previously Behala Police Station) and within the jurisdiction of the Additional District Sub Registration Office Behala 24 Parganas (South) and within the local limits of Ward No. 144 of the Kolkata Municipal Corporation and in the District of 24 Parganas (South), a detail where of is set out hereinafter.

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

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

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

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

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

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

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

THYONE HERBAL PRODUCTS PVT. LTD.

Amrita Sannigrahi
Director.

1. *Susmit Kapat* s/o. Rajat Kapat
122/A. S.N.M. Sarani,
KOL-26.

2. *Jayanta Ray*
s/o R.L. Ray
122/A. S.N.M. Sarani,
Kolkata-700026

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

Roshan Kishore

1. *Susmit Kapat*

2. *Jayanta Ray*

रशान किशोर / ROSHAN KISHORE
सहायक निदेशक (प्रशासन) (Assistant Director (Admin))
केन्द्रीय सरकार, कर्मचारी कल्याण संगठन संख्या 1/201
Central Govt. Employees Welfare Housing Organisation
एन.ए.ए. रो. सरणी - 700026, कोलकाता, पश्चिम बंगाल
जर्मनी - 100, दिल्ली - 110001, जयपुर - 302001



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

WRIDDHI REAL ESTATE LLP
Sakshi Kyal
 Partner / Authorized Signatory

1. *Sujeet Kapat*

2. *Jayantakay*

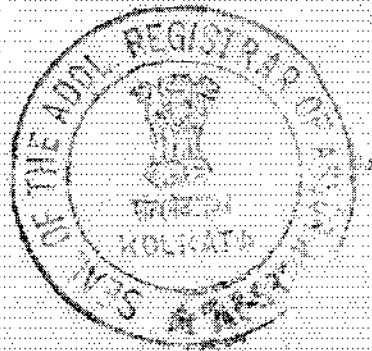
SIGNED, SEALED & DELIVERED by the above named **PHOBOS AGRO MARKETING PRIVATE LIMITED** by affixation of its office Seal by its Director **Ms. Amrita Sannigrahi** pursuant to a Board Resolution dated 31.01.2020 in presence of:

PHOBOS AGRO MARKETING PVT. LTD.

Amrita Sannigrahi
 Director.

1. *Sujeet Kapat*

2. *Jayantakay*



SIGNED, SEALED & DELIVERED by the above named **CUSSONIA HEIGHTS PVT. LTD.** by affixation of its office Seal by its Director **Mr. Bratati Mukhopadhyay** pursuant to a board resolution dated 31.01.2020 in presence of:

CUSSONIA HEIGHTS PVT. LTD.

Bratati Mukhopadhyay
Director

1. Sujit Kapat

2. Jayanta Ray

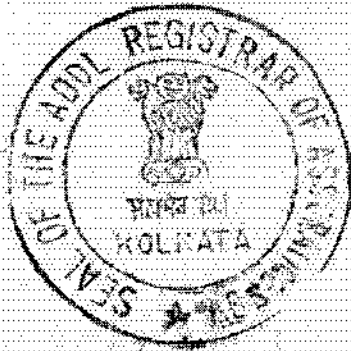
SIGNED, SEALED & DELIVERED by the above named **Galtonia Builders Pvt. Ltd.** by affixation of its office Seal by its Designated Partner **Mr. Siddhartha Mukherjee** pursuant to a board resolution dated 31.01.2020 in presence of:

GALTONIA BUILDERS PVT. LTD.

Siddhartha Mukherjee
Designated Partner

1. Sujit Kapat

2. Jayanta Ray



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

Siddhartha Mukherjee
Siddhartha Mukherjee

1. *Prayit Kapat*

2. *Jayanta Ray*

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

PS Group Realty Pvt. Ltd.

Arun Kumar Sancheti
Director/Authorised Signatory

1. *Prayit Kapat*

2. *Jayanta Ray*

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

ECLAIR INFRACON LLP

Siddhartha Mukherjee
Designated Partner

1. *Poojith Kapat*

2. *Jayanta Ray*

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

EKDANT INFRACON LLP

Surendra Kumar Dugar
Partner/Authorised Signatory

1. *Poojith Kapat*

2. *Jayanta Ray*

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

ETAKA REALSTATE LLP

Siddhartha Mukherjee
Siddhartha Mukherjee
 Designated Partner

1. *Sujeet Kapat*

2. *Jayant Roy*

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

WRIDDHI DEVELOPER (P) LTD.

Rahul Kyal
 Director / Authorized Signatory

1. *Sujeet Kapat*

2. *Jayant Roy*

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

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

1. *Amit Kumar*

2. *Jayant Raj*

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 Kumar*

2. *Jayant Raj*

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. *Amit Kumar*

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. **61,05,600/-** [Rupees Sixty One Lakh Five Thousand and Six Hundred Only] Being the TOTAL CONSIDERATION money payable under these presents as per memo below:

Rs. 61,05,600.00

[Rupees Sixty One Lakh Five Thousand and Six Hundred Only]

MEMO OF CONSIDERATION

Sl. No.	Name of the Vendor	Bank & Branch	Cheque/D.D./ RTGS/NEFT No. Date	Amount (Rs.)
1.	Thyone Herbal Products Private Limited	Canara Bank South Extension Branch New Delhi	D. D. No. 031341 Dated - 25.06.2020	61,05,600.00
Total :				61,05,600.00

THYONE HERBAL PRODUCTS PVT. LTD.

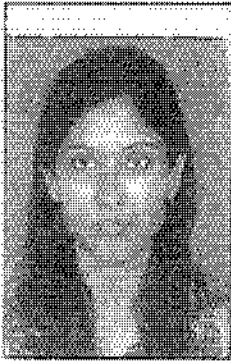
Arvika Singhrao
Director.

Signature of the Vendor

WITNESSES:

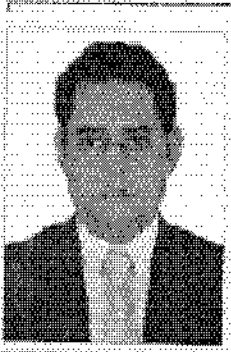
1. *Amit Kapur*
2. *Jayanta Ray*

SPECIMEN FORM FOR TEN FINGERPRINTS



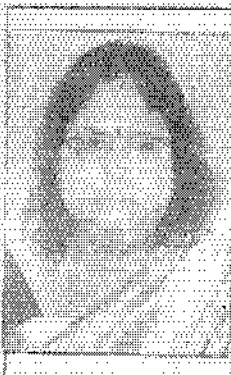
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LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Anvita Sangrahi



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

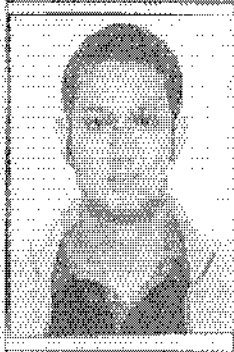
Signature Rohan Kishore



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

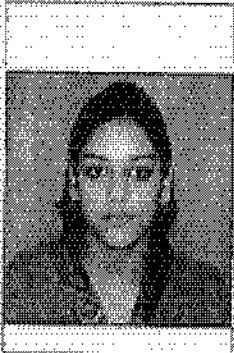
Signature Anvita Mukhopadhyay

SPECIMEN FORM FOR TEN FINGERPRINTS



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

Signature *Sabbir Hossain Sabbir Hossain*



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

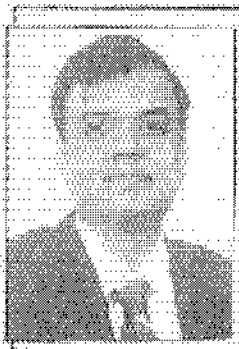
Signature *Sabbir Hossain*



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

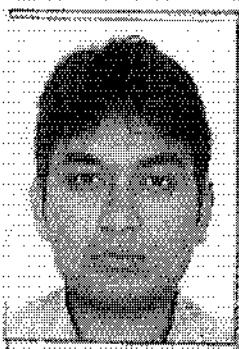
Signature *A. M. Saikat*

SPECIMEN FORM FOR TEN FINGERPRINTS



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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					

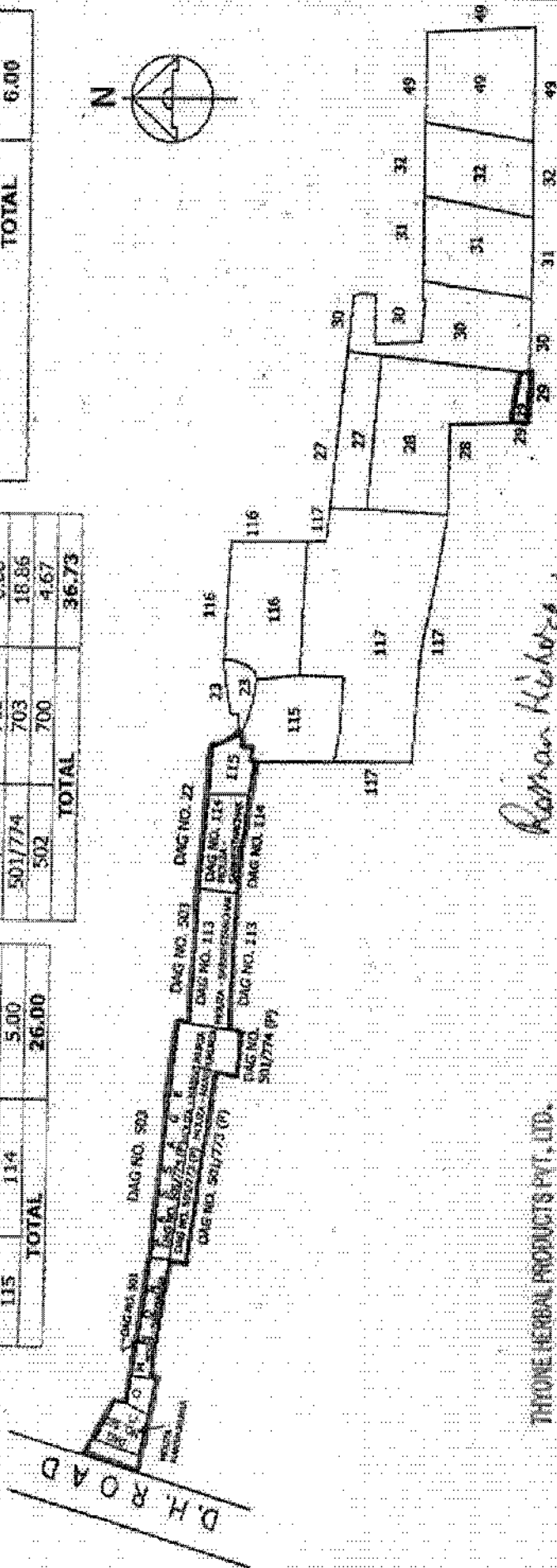
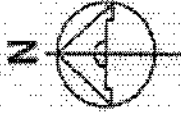
Signature _____

SITE PLAN OF LAND AT MOUZA - DAULATPUR, J.L. NO. 79, R.S. DAG NO. 29 CORRESPONDING TO L.R. DAG NO. 29, P.S. - BISHNUPUR, P.O. - PAILAN HAT, WITHIN KULERDARI GRAM PANCHAYAT, DIST. - SOUTH 24- PARGANAS.

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

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

AREA OF LAND TRANSFERRED			
SL. NO.	R.S. DAG NO.	L.R. DAG NO.	AREA (IN DECS)
1	29	29	6.00
TOTAL			6.00



Raman Kishore

THIONE HERBAL PRODUCTS PVT. LTD.

Anita Sanigrahi
Director

DR. RAJESH KISHORE
 Director
 Thione Herbal Products Pvt. Ltd.
 Central Govt. Employees' Welfare Organisation
 P.O. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

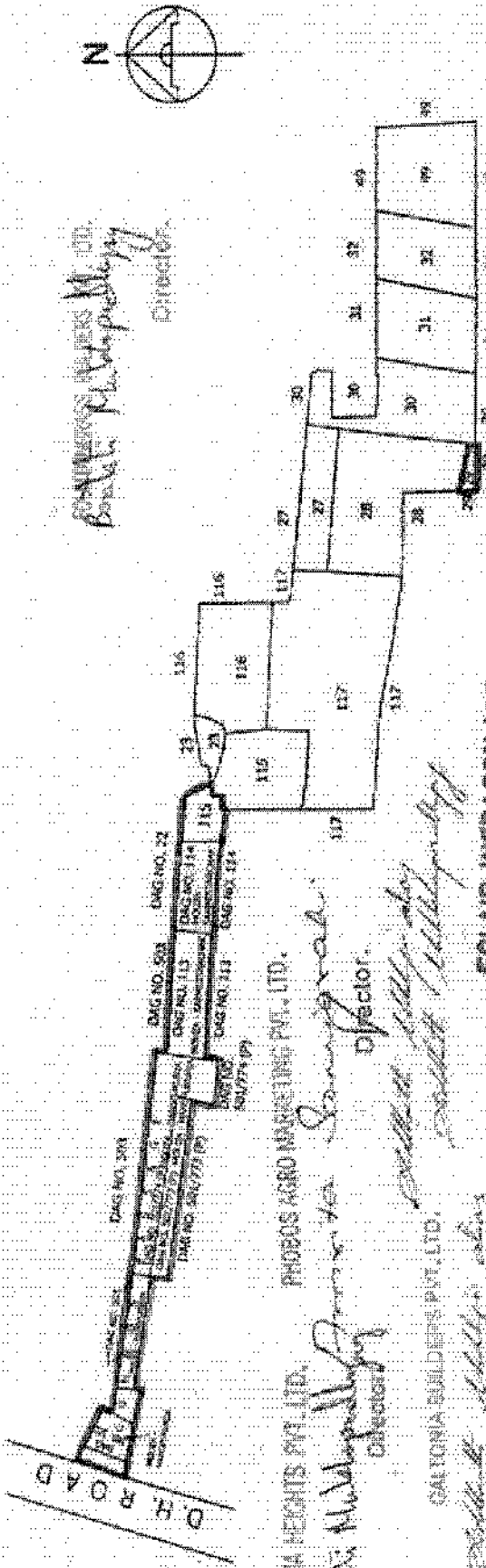
SIG. OF VENDOR

SIG. OF PURCHASER

Continued to Next Page

Handed By:
Signature
Date

SITE PLAN OF LAND AT MOUZA - DAULATPUR J.L. NO. 79, R.S. DAG NO. 29 CORRESPONDING TO L.R. DAG NO. 29, P.S. - BISHNUPUR, P.O. - PAILAN HAT, WITHIN KULERDARI GRAM PANCHAYAT, DIST. - SOUTH 24- PARGANAS.



Sanjay Mukherjee
 Director

CRISSANA HEIGHTS PVT. LTD.
Sanjay Mukherjee
 Director

GALTONIA BUILDERS PVT. LTD.
Sanjay Mukherjee
 Director

ECLAIR INFRACON LLP
Sanjay Mukherjee
 Designated Partner

WIDDHI REAL ESTATE LLP
Sanku Koye
 Partner / Authorized Signatory

WIDDHI DEVELOPER (P) LTD.
Rehman
 Director / Authorized Signatory

EKDANT INFRACON LLP
Sanjay Mukherjee
 Partner / Authorized Signatory

BUCA INFRA PROJECTS PVT. LTD.
Rehman
 Director / Authorized Signatory

SIG. OF CONFIRMING PARTY NO. 1

FS Group Realty Pvt. Ltd.
Ambar
 Director / Authorized Signatory

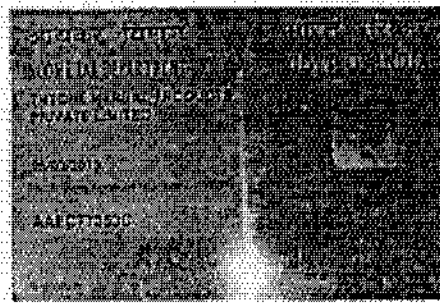
ETAKA REAL ESTATE LLP
Sanjay Mukherjee
 Designated Partner

EKAJ BUILDCON LLP
Sanjay Mukherjee
 Designated Partner

SIG. OF CONFIRMING PARTY NO. 2

SIG. OF CONFIRMING PARTY NO. 3

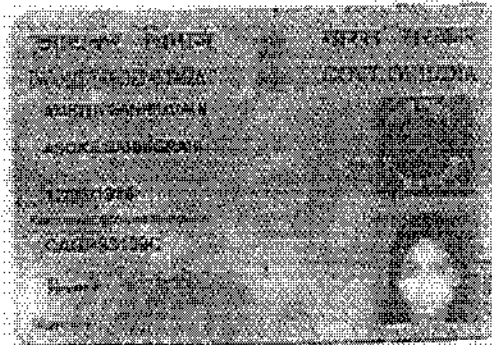
Sanjay Mukherjee
 Director



10/11

Digitally signed by

Arvita Sangrati



Arvita Sangrah
Arvita Sangrah



ভারতীয় বিদ্যমান আইন
 ভারত সরকার
 Government of India
 Government of India

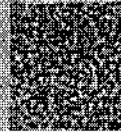
Registration No. 1049G012403009

Amrita Samgrah
 Kalyan
 13
 20130224



WLS173012404

20130224



আপনার আধার নম্বর / Your Aadhaar No. :

5564 7501 4001

সাধারণ মানুষের অধিকার



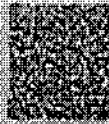
GOVERNMENT OF INDIA

Amrita Samgrah
 Kalyan



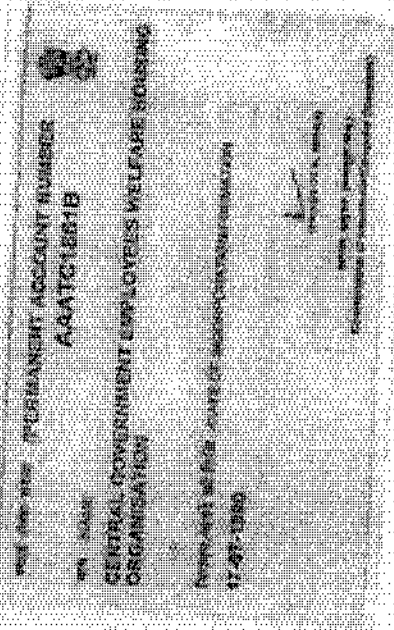
Amrita Samgrah
 Kalyan

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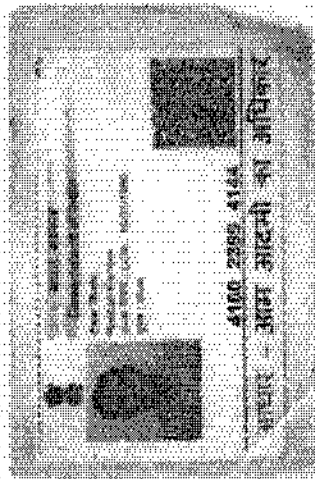
সাধারণ মানুষের অধিকার

Amrita Samgrah
 Amrita Samgrah

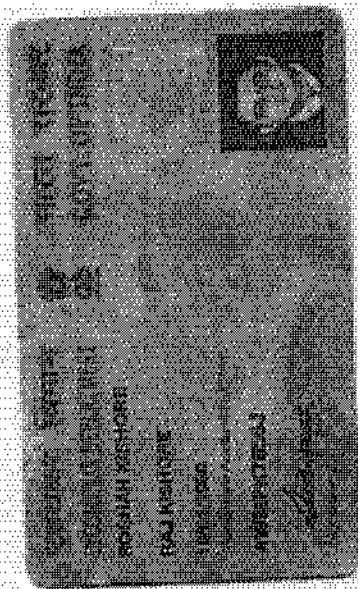


Roshan Kishore

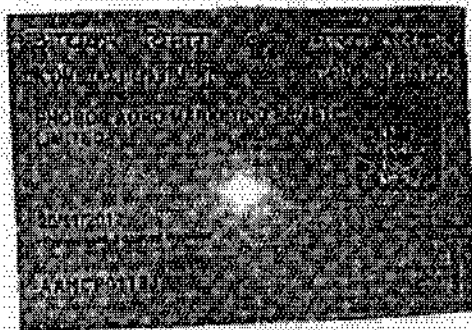
श्री श्री रोशन किशोरि
असिस्टेंट डायरेक्टर (अडमिनिस्ट्रेशन)
केंद्रीय सरकार कर्मचारियों के कल्याण बोर्ड
भारत सरकार, नई दिल्ली-110001
मिनिस्ट्री ऑफ लैबोर एंड एम्प्लॉयमेंट



Rastan Hishara



Parman Kishore



PHOBOS AGRO MARKETING PVT. LTD.

Amrita Singhrao
Director

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT

Provide the data of the Return of Income in Form ITR-1 (SARAJ), ITR-2, ITR-3, ITR-4, ITR-5, ITR-6, ITR-7 transmitted electronically with digital signature

Assessment Year
2017-18

PERSONAL PARTICULARS OF THE TAXPAYER	Name CUSSONIA HEIGHTS PRIVATE LIMITED		PAN DAJCT1268R		
	Res./Shop/Block No. 119	Name of Premises/Building/Village		Form No. which has been electronically transmitted ITR-4	
	Area/Street/Post Office 84 DUPES ROY ROAD	Area/Locality BEHALA	Status Part Company		
	Town/City/District KOLKATA	State WEST BENGAL	Pin/Zip Code 700044	Auditor Number/Chartered ID	
Designation of A/C/Ward/Circle WUWD 1444			Original or Revised ORIGINAL		
E-filing Acknowledgement Number 23221071260917		Date of Submission 26-09-2017			
COMPUTATION OF INCOME AND TAX THEREON	1. Gross total income				0
	2. Deductions under Chapter VI-A				0
	3. Total Income				0
	4a. Current Year loss, if any				0
	4. Net tax payable				0
	5. Income tax payable				0
	6. Total tax and interest payable				0
	7. Taxes Paid				
	a. Advance Tax	7a	0		
	b. TDS	7b	0		
c. TCS	7c	0			
d. Self Assessment Tax	7d	0			
e. Total Taxes Paid (7a+7b+7c+7d)	7e	0			
8. Tax Payable (6-7e)				0	
9. Refund (7e-6)				0	
10. Exempt Income	Agriculture Others				0

This return has been digitally signed by **SANJAY BANERJEE** in the capacity of **DIRECTOR**

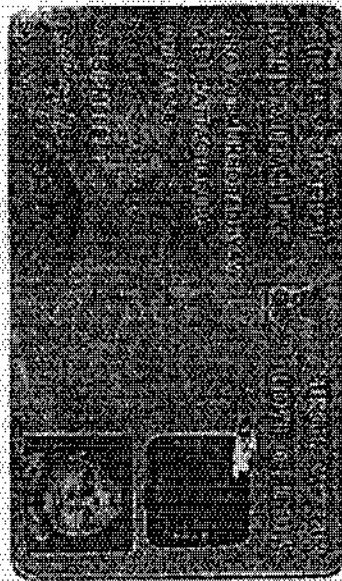
Signing PAN: **EMUP12638R**, from IP Address: **113.187.31.21** on **26-09-2017** at **KOLKATA**

Doc No & Issue: **SVRTR301311831833C0154458991001CA for N/A Class 2 201701 - Sub CA / City Technologies Limited C - IN**

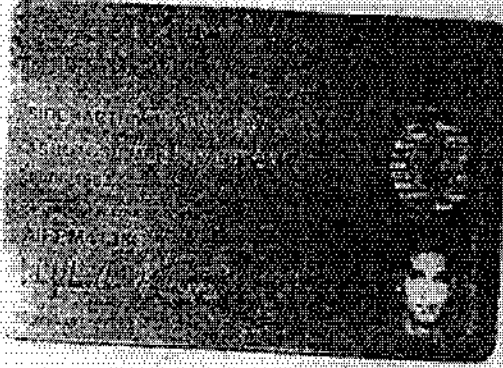
DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

CUSSONIA HEIGHTS PVT. LTD.
Sanjay Banerjee
Director

Pratik Muthipally



Pratik Muthipally



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संयोजक/सहायक संयोजक
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संयोजक/सहायक संयोजक

8030 4119 8065
8030 4119 8065
Aadhaar-Aam Admi ka Adhikar

Shubhendra Shukla
Shubhendra Shukla



WRIDDHI REAL ESTATE LLP
Sakshi Kyal
Partner / Authorized Signatory

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT OF INDIA

SAKSHI KYAL
 SURESH KUMAR
 10/08/1985
 AFKPK3417Q



①

Sakshi Kyal

भारतीय रिजर्व बैंक
 भारतीय रिजर्व बैंक
 भारतीय रिजर्व बैंक
 भारतीय रिजर्व बैंक

The Reserve Bank of India
 The Reserve Bank of India
 The Reserve Bank of India
 The Reserve Bank of India

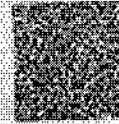
The Reserve Bank of India
 The Reserve Bank of India
 The Reserve Bank of India
 The Reserve Bank of India



भारत सरकार
GOVERNMENT OF INDIA



সাক্ষী কয়াল
Sakshi Kyal
বর্ষ / Year of Birth : 1981
কলিকাতা / Kolkata



3007 7888 5993

আধার - সাধারণ মানুষের অধিকার

Sakshi Kyal



ভারতীয় বিশেষ পরিচয় প্রাধিকরণ
INDIAN IDENTIFICATION AUTHORITY OF INDIA

প্ৰিন্ট

UID: 3007 7888 5993
নাম: সাক্ষী কয়াল, পিতা: সুনীল কয়াল
বাস: কলিকাতা, পশ্চিমবঙ্গ, ৭০০০২৯

Address

UID: 3007 7888 5993
Sakshi Kyal, 28 C, South
End Park, Near Gol Park,
Kolkata, West Bengal, 700029



50




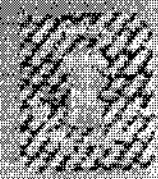
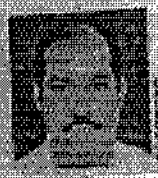
PS Group Realty Pvt. Ltd.

[Handwritten Signature]
 Director/Authorized Signatory

50

आयकर विभाग
 INCOME TAX DEPARTMENT
 ARUN KUMAR SANCHETI
 SUMERMALL SANCHETI
 24/11/1969
 Permanent Account Number
 AKOPS4951L
Arun Kumar Sancheti
 Signature

भारत सरकार
 GOVT OF INDIA

भारत सरकार
 GOVERNMENT OF INDIA

नाम: अरुण कुमार संचेटी
 ARUN KUMAR SANCHETI
 (पिता: सुमरमल संचेटी)
 नाम: सुमरमल संचेटी
 SUMERMALL SANCHETI
 (पिता: अरुण कुमार संचेटी)
 जन्म: 24/11/1969

8304 5626 1141

संसार - साधारण मानुषेण अधिकार

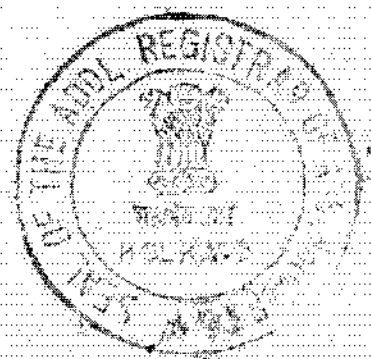
भारतीय विशिष्ट पहिचान प्राधिकरण
 BHARATIYA VISHISTHA PEHICHAN PRAHARAN

पता: 24 B, बंगला हाउस, 10/1, 12/1, 14/1, 16/1, 18/1, 20/1, 22/1, 24/1, 26/1, 28/1, 30/1, 32/1, 34/1, 36/1, 38/1, 40/1, 42/1, 44/1, 46/1, 48/1, 50/1, 52/1, 54/1, 56/1, 58/1, 60/1, 62/1, 64/1, 66/1, 68/1, 70/1, 72/1, 74/1, 76/1, 78/1, 80/1, 82/1, 84/1, 86/1, 88/1, 90/1, 92/1, 94/1, 96/1, 98/1, 100/1
 बंगला हाउस, 10/1, 12/1, 14/1, 16/1, 18/1, 20/1, 22/1, 24/1, 26/1, 28/1, 30/1, 32/1, 34/1, 36/1, 38/1, 40/1, 42/1, 44/1, 46/1, 48/1, 50/1, 52/1, 54/1, 56/1, 58/1, 60/1, 62/1, 64/1, 66/1, 68/1, 70/1, 72/1, 74/1, 76/1, 78/1, 80/1, 82/1, 84/1, 86/1, 88/1, 90/1, 92/1, 94/1, 96/1, 98/1, 100/1

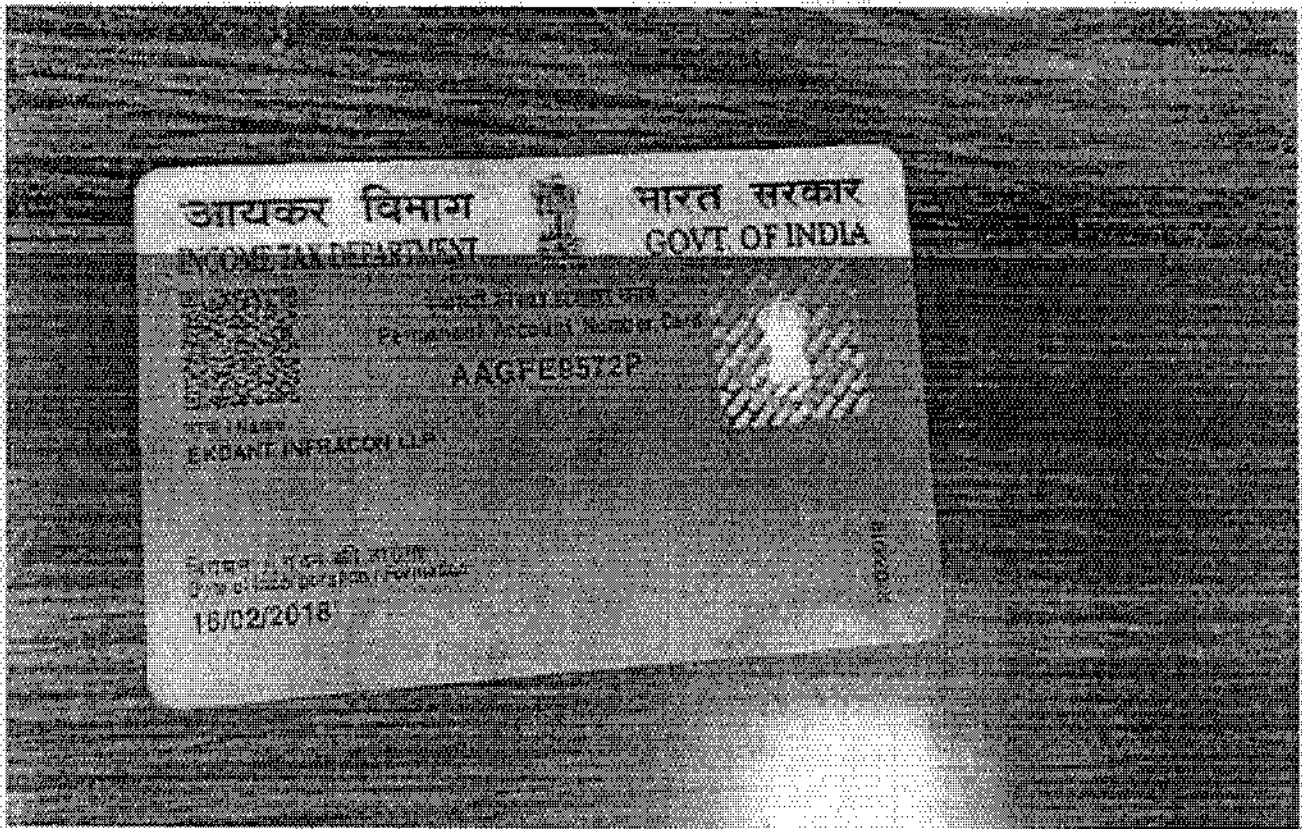
पता: 45 B, CANAL STREET
 P.O. CANAL H.O. Park Street
 Kolkata, West Bengal
 700017

Arun Sancheti





70




EKDANT INFRACON LLP
[Handwritten Signature]
 Partner/Authorized Signatory

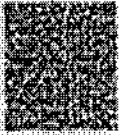


30

শাহর চুক্তার
GOVERNMENT OF BIHAR



শাহর চুক্তার চুক্তার
Supervisor, Sahar, Dargah
শাহর : চুক্তার চুক্তার
Father : JAFARUDDIN MAL DUGAR
Date of Birth / Year of Birth : 1940
পুরুষ / Male



8876 4445 8052

স্বাক্ষর - সাধারণ মানুষের অধিকার

ভারতীয় বিপদ পরিচর অধিকার
DISASTER RELIEF AUTHORITY OF INDIA

Office
E1-1-1, B.P. Circle,
Kolkata, West Bengal,
700019

Address
E241, B.C. ROAD,
Sallyganj S.O. Bahyganj,
Kolkata, West Bengal,
700012




আসামের শিলাইচাঁ
ASSAM TAX DEPARTMENT
SHILAI CHANAI KULIAH DUGAR
JHUPNARMAI DUGAR

শাহর চুক্তার
GOVT OF INDIA

11/07/1990
ACUPD1317K

[Signature]



Handwritten signature

810

Your PAN Specifics in Status

Acknowledgment Number	08326700154140
Name	ETARA REALSTATE LLP
Category	---
Status	Your PAN card has been dispatched on 31-Sep-2017 by Registre@Speed Post vide a/c no. 1A78E2128074 at the address for communication indicated by you in the application. The PAN card is expected to be received by 31-Oct-2017.
Remarks	1. XXXXXXXXXX represents A/c number for Speed Post X (XXXXXXXXXXXX) registered A/c Number for Registars@Post .
Particulars	
Application Number (PAN)	AAGPEB4600

1. This card will be dispatched only to the communication address provided in your PAN application. The card will be dispatched only to the communication address provided in your PAN application. The card will be dispatched only to the communication address provided in your PAN application.

2. If your communication address has changed, please submit a Request for its modification to the Income Tax Department's website. The communication address recorded against your PAN for all purposes and correspondence in future, please ensure that your communication address is updated in the Income Tax Department's database.

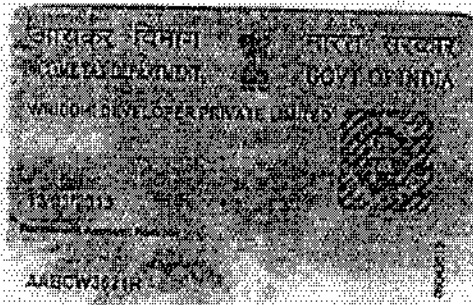
3. When communication from the Income Tax Department will be directed to the communication address recorded against your PAN for all purposes and correspondence in future, please ensure that your communication address is updated in the Income Tax Department's database.

BANK

ETARA REALSTATE LLP

Arshitha Shetty
Designated Partner

92



WRIDDHI DEVELOPER (P) LTD.

Rithu Jha

Director / Authorised Signatory

आयकर विभाग
 INCOME TAX DEPARTMENT
 RAHUL KYAL
 BALKRISHAN KYAL
 19/03/1994
 PAN: AGHPK1359F
Rahul Kyal
 Signature

भारत सरकार
 GOVT. OF INDIA




भारतीय राजपत्र / भारत सरकार
 भारत सरकार के राजपत्र
 राजपत्र संख्या: 31/1/2020
 राजपत्र संख्या: 31/1/2020
 राजपत्र संख्या: 31/1/2020
 राजपत्र संख्या: 31/1/2020

राजपत्र संख्या: 31/1/2020
 राजपत्र संख्या: 31/1/2020
 राजपत्र संख्या: 31/1/2020
 राजपत्र संख्या: 31/1/2020
 राजपत्र संख्या: 31/1/2020

राजपत्र संख्या: 31/1/2020
 राजपत्र संख्या: 31/1/2020
 राजपत्र संख्या: 31/1/2020
 राजपत्र संख्या: 31/1/2020
 राजपत्र संख्या: 31/1/2020

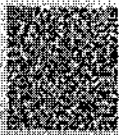
Rahul Kyal



भारत सरकार
GOVERNMENT OF INDIA



নামঃ মদন
জাতীয়তাঃ
জন্ম তারিখ / Year of Birth : 1984
সঙ্গ / Sex



7487 0793 4912

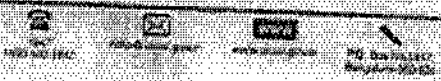
আধার - সাধারণ মানুষের আধিকার



জাতীয় বিশিষ্ট পরিচয় প্রাপ্তিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

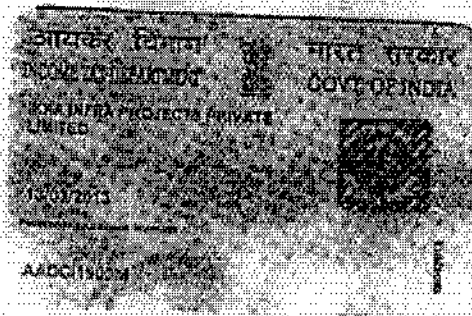
প্ৰতিষ্ঠানঃ
A/C বঙ্গবন্ধু মনোরম ভবন, ১৯
কমলা স্ট্রীট, বঙ্গবন্ধু স্মৃতি
১০০০১৯

Address:
S/O Barinshan Khat, 19 C,
South End Park, Model Govt
Park, Kolkata, West Bengal,
India, 700028



Signature

100e



Rehman Jafar

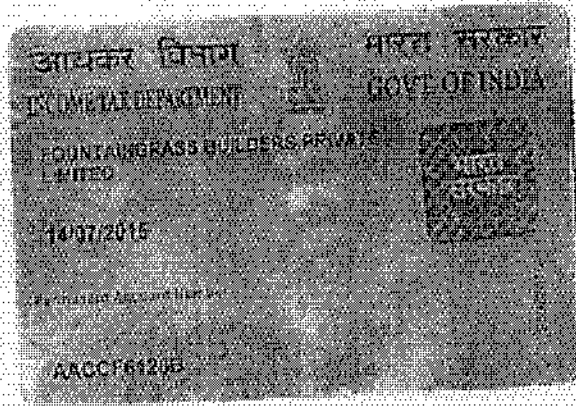
100

10

आयुक्त विभाग
 DISTRICT OFFICE
 नया दिल्ली
 भारत सरकार
 GOVT OF INDIA
 नया दिल्ली
 Permanent Account Number Card
 AACFES322
 EKARAJ BUILDCON LLP
 07/08/2017

EKARAJ BUILDCON LLP


 Designated Partner



FOUNTAIN GRASS BUILDERS PRIVATE LIMITED
Bentat Mithrasastry
Director

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA


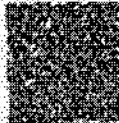
PRAKASH MUSAOOI
 RAJ KUMAR MUSAODI
 25/11/1983

AHP113641H



भारत सरकार
 Government of India

नाम: प्रकाश
 Prakash Musaad
 जन्म तिथि / DOB: 25/11/1983
 लिंग / Male

6296 8072 6679




आधार - आम आदमी का अधिकार

विश्व唯一定位
 Unique Identification Authority of India

पता
 आयकर: राज कर्णर मुसादी, बस्ती नं
 15, श्याम कुर्न, 12B, लॉर्ड शिव
 रोड, विद्यापीठ, एमएमसी रोड, कोलकाता
 विद्यापीठ रोड, कोलकाता, विस्तार
 नं. 22B बंगला, 700071

Address
 S/O: Raj Kanner Musaad, Flat No
 15, Shyam Kurni, 12B, Lord Shiva
 Road, Opposite Emam Madra,
 Middleam Row, Kolkata,
 Middleam Row, West Bengal,
 700071

6296 8072 6679

Prakash Musaad

उभयकर विभाग
INCOME TAX DEPARTMENT

PAYEL DEY

SANKAR PODDER

28/04/1977

Permanent Account Number

CQMPD1772N

Payal Dey
Signature

भारत सरकार
GOVT. OF INDIA



Payal Dey

DATED THIS 29th DAY OF June, 2020

BETWEEN

THYONE HERBAL PRODUCTS PRIVATE LIMITED

..... VENDOR

- AND -

**CENTRAL GOVERNMENT EMPLOYEES WELFARE
HOUSING ORGANISATION**

..... PURCHASER

- AND -

TAPAN KUMAR NASKAR & ORS.

..... CONFIRMING PARTY NO.1

- AND -

PS GROUP REALTY PRIVATE LIMITED

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

- AND -

ECLAIR INFRACON LLP & ORS.

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

DEED OF CONVEYANCE

PRITHVIRAJ BASU,

Advocate,

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

Major Information of the Deed

Deed No :	I-1904-03183/2020	Date of Registration	06/07/2020
Query No / Year	1904-2000599043/2020	Office where deed is registered	
Query Date	08/06/2020 1:13:57 PM	1904-2000599043/2020	
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. 61,05,600/-	Rs. 61,05,600/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,05,420/- (Article:23)	Rs. 61,175/- (Article:A(1), E)		
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-29	RS-4177	Bastu	Bastu	6 Dec	61,05,600/-	61,05,600/-	Property is on Road Adjacent to Metal Road.
Grand Total :					6Dec	61,05,600 /-	61,05,600 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	THYONE HERBAL PRODUCTS PRIVATE LIMITED Fourth Floor, Flat No. 4A, 69/1, Mitra Colony, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034, PAN No.: AAECT7353C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	PHOBOS AGRO MARKETING PRIVATE LIMITED Fourth Floor, Flat No. 4A, 69/1, Mitra Colony, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034, PAN No.: AAHCP0118J,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
3	CUSSONIA HEIGHTS PRIVATE LIMITED 119, Bhupen Roy Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034, PAN No.: AAECT7346R,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
4	GALTONIA BUILDERS PRIVATE LIMITED Village - Bishnupur, P.O:- Bishnupur, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104, PAN No.: AAECT7350B,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative



5	WRIDDHI REAL ESTATE LLP 122/1R, Satyendranath Majumder Sarani, P.O.- Kalighat, P.S.- Tollygunge, District-South 24-Parganas, West Bengal, India, PIN - 700026, PAN No.: AACFW5795Q, Aadhaar No Not Provided by UIDAI, Status: Organization as Confirming Party, Executed by: Representative, Executed by: Representative
6	Mr SIDDHARTHA MUKHERJEE, (Alias: Mr SIDDHARTHA MUKHOPADHYAY) Son of Late Ashutosh Mukhopadhyay 119, Bhupen Roy Road, P.O.- BEHALA, P.S.- Behala, District-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AIFPM4138C, Aadhaar No Not Provided by UIDAI, Status: Confirming Party, Executed by: Self, Date of Execution: 29/06/2020 , Admitted by: Self, Date of Admission: 29/06/2020, Place: Pvt. Residence, Executed by: Self, Date of Execution: 29/06/2020 , Admitted by: Self, Date of Admission: 29/06/2020, Place: Pvt. Residence
7	PS GROUP REALTY PRIVATE LIMITED 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
8	ECLAIR INFRACON LLP 55/1A, Strand Road, P.O.- BEADON STREET, P.S.- Jorabagan, District-Kolkata, West Bengal, India, PIN - 700005, PAN No.: AAGFE6323C, Aadhaar No Not Provided by UIDAI, Status: Organization as Confirming Party, Executed by: Representative, Executed by: Representative
9	EKDANT INFRACON LLP 12C, Chakrabena Road (North), P.O.- LALA LAJPAT RAI SRANI, P.S.- Bullygunge, District-South 24-Parganas, West Bengal, India, PIN - 700020, PAN No.: AAGFE9572P, Aadhaar No Not Provided by UIDAI, Status: Organization as Confirming Party, Executed by: Representative, Executed by: Representative
10	ETAKA REALSTATE LLP 55/1A, Strand Road, P.O.- BEADON STREET, P.S.- Jorabagan, District-Kolkata, West Bengal, India, PIN - 700006, PAN No.: AAGFE6450Q, Aadhaar No Not Provided by UIDAI, Status: Organization as Confirming Party, Executed by: Representative, Executed by: Representative
11	WRIDDHI DEVELOPER PRIVATE LIMITED 61/1, Mahatma Gandhi Road, Room No. 41, P.O.- BURROBAZAR, P.S.- Jorasanko, District-Kolkata, West Bengal, India, PIN - 700007, PAN No.: AABCW3621R, Aadhaar No Not Provided by UIDAI, Status: Organization as Confirming Party, Executed by: Representative, Executed by: Representative
12	IKKA INFRA PROJECTS PRIVATE LIMITED 161/1, Mahatma Gandhi Road, Room No. 41, P.O.- BURROBAZAR, P.S.- Jorasanko, District-Kolkata, West Bengal, India, PIN - 700007, PAN No.: AADCI1900M, Aadhaar No Not Provided by UIDAI, Status: Organization as Confirming Party, Executed by: Representative, Executed by: Representative
13	EKARAJ BUILDCON LLP 122/1R, Satyendra Nath Majumdar Sarani, P.O.- KALIGHAT, P.S.- Tollygunge, District-South 24-Parganas, West Bengal, India, PIN - 700026, PAN No.: AAGFE6322D, Aadhaar No Not Provided by UIDAI, Status: Organization as Confirming Party, Executed by: Representative, Executed by: Representative
14	FOUNTAINGRASS BUILDERS PRIVATE LIMITED 12(168) Banamali Ghoshal Lane, BL-B, Flat-A4, 1st, P.O.- Behala, P.S.- Behala, District-South 24-Parganas, West Bengal, India, PIN - 700034, PAN No.: AACCF6126B, Aadhaar No Not Provided by UIDAI, Status: Organization as Confirming Party, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION 5th Floor, A-Wing, Janpath Bhavan, Janpath Lane, N, P.O.- JANPATH LANE, P.S.- CONNAUGHT PLACE, District-New Delhi, Delhi, India, PIN - 110001, PAN No.: AAATC1861B, Aadhaar No Not Provided by UIDAI, Status: Organization, Executed by: Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Mrs Amrita Sannigrahi (Presentant) Daughter of Ashok Sannigrahi 18, Dakshin Para Road, P.O:- Paschim Barisha, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: CAGPS3109C, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : THYONE HERBAL PRODUCTS PRIVATE LIMITED (as DIRECTOR)
2	Mr Roshan Kishore Son of Mr. 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)
3	Mrs Amrita Sannigrahi Daughter of Ashok Sannigrahi 18, Dakshin Para Road, P.O:- Paschim Barisha, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: CAGPS3109C, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PHOBOS AGRO MARKETING PRIVATE LIMITED
4	Mrs Bratati Mukhopadhyay Wife of Ashutosh Mukhopadhyay 119, Bhupen Roy Road, P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AESPM6897F, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : CUSSONIA HEIGHTS PRIVATE LIMITED , FOUNTAINGRASS BUILDERS PRIVATE LIMITED
5	Mr Siddhartha Mukherjee, (Alias Name: Mr Siddhartha MUKHOPADHYAY) Son of Ashutosh Mukhopadhyay 119, Bhupen Roy Road, P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AIFPM4138C, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : GALTONIA BUILDERS PRIVATE LIMITED , ECLAIR INFRACON LLP , ETAKA REALSTATE LLP , EKARAJ BUILDCON LLP
6	Mrs Sakhshi Kyal Wife of Rahul Kyal 30C, South End Park, P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: APKPK3417Q, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : WRIDDHI REAL ESTATE LLP
7	Mr Arun Kumar Sancheti Son of Sumermal Sancheti 26B, Camac Street, P.O:- Little Russel Street, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700016, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AKOPS4951L, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PS GROUP REALTY PRIVATE LIMITED
8	Mr Surendra Kumar Dugar Son of Mr Jhumarmal Dugar 52/4/1, Ballygunge Circular Road, P.O:- BULLYGUNGE, P.S:- BULLYGUNGE, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACUPD1317K, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : EKDANT INFRACON LLP
9	Mr Rahul Kyal Son of Mr Baikrishan Kyal 30C, South End Park, P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AGHPK1359F, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : WRIDDHI DEVELOPER PRIVATE LIMITED , IKKA INFRA PROJECTS PRIVATE LIMITED

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Prakash Musaddi Son of Mr. Rajkumar Musaddi 12B Lord Sinha Road, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, District-Kolkata, West Bengal, India, PIN - 700016			

Identifier Of Mr SIDDHARTHA MUKHERJEE, Mrs Amrita Sannigrahi, Mr Roshan Kishore, Mrs Amrita Sannigrahi, Mrs Bratati Mukhopadhyay, Mr Sidchartha Mukherjee, Mrs Sakshi Kya, Mr Arun Kumar Sancheti, Mr Surendra Kumar Dugar, Mr Rahul Kyal

Transfer of property for L1

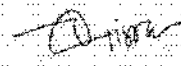
Sl.No	From	To, with area (Name-Area)
1	THYONE HERBAL PRODUCTS PRIVATE LIMITED	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION- 6 Dec

Endorsement For Deed Number : I - 190403183 / 2020

On 27-06-2020

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 61,05,600/-



Tridip Misra

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA

Kolkata, West Bengal

On 29-06-2020

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

Presented for registration at 16:12 hrs. on 29-06-2020, at the Private residence by Mrs. Amrita Sannigrahi .

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

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

Identified by Mr 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 Business

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

Execution is admitted on 29-06-2020 by Mrs Amrita Sannigrahi, DIRECTOR, THYONE HERBAL PRODUCTS PRIVATE LIMITED (Private Limited Company), Fourth Floor, Flat No. 4A, 69/1, Mitra Colony, 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 Business

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 Business

Execution is admitted on 29-06-2020 by Mrs Amrita Sannigrahi, DIRECTOR, PHOBOS AGRO MARKETING PRIVATE LIMITED (Private Limited Company), Fourth Floor, Flat No. 4A, 69/1, Mitra Colony, 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 Business

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

Identified by Mr 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 Business

Execution is admitted on 29-06-2020 by Mr Siddhartha Mukherjee, . Mr Siddhartha MUKHOPADHYAY DIRECTOR, GALTONIA BUILDERS PRIVATE LIMITED (Private Limited Company), Village - Bishnupur, P.O:- Bishnupur, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104; PARTNER, ECLAIR INFRACON LLP (LLP), 55/1A, Strand Road, P.O:- BEADON STREET, P.S:- Jorabagan, District:-Kolkata, West Bengal, India, PIN - 700006; PARTNER, ETAKA REALSTATE LLP (LLP), 55/1A, Strand Road, P.O:- BEADON STREET, P.S:- Jorabagan, District:-Kolkata, West Bengal, India, PIN - 700006; PARTNER, EKARAJ BUILDCON LLP (LLP), 122/1R, Satyendra Nath Majumdar Sarani, P.O:- KALIGHAT, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Identified by Mr Prakash Musaddi, Son of Mr Rajkumar Musaddi, 12B Lord Sinha Road, P.O: Shakespeare Sarani, Thana: Shakespeare Sarani, Kolkata, WEST BENGAL, India, PIN - 700016, by caste Hindu, by profession Business Execution is admitted on 29-06-2020 by Mrs Sakshi Kyal, partner, WRIDDHI REAL ESTATE LLP (LLP), 122/1R, Salyendranath Majumder Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Identified by Mr Prakash Musaddi, Son of Mr Rajkumar Musaddi, 12B Lord Sinha Road, P.O: Shakespeare Sarani, Thana: Shakespeare Sarani, Kolkata, WEST BENGAL, India, PIN - 700016, by caste Hindu, by profession Business 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 Business 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 SRANI, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Identified by Mr Prakash Musaddi, Son of Mr Rajkumar Musaddi, 12B Lord Sinha Road, P.O: Shakespeare Sarani, Thana: Shakespeare Sarani, Kolkata, WEST BENGAL, India, PIN - 700016, by caste Hindu, by profession Business Execution is admitted on 29-06-2020 by Mr Rahul Kyal, director, WRIDDHI DEVELOPER PRIVATE LIMITED (Private Limited Company), 61/1, Mahatma Gandhi Road, Room No. 41, P.O:- BURROBAZAR, P.S:- Jorasanko, District:- Kolkata, West Bengal, India, PIN - 700007, director, IKKA INFRA PROJECTS PRIVATE LIMITED (Private Limited Company), 161/1, Mahatma Gandhi Road, Room No. 41, P.O:- BURROBAZAR, P.S:- Jorasanko, District:-Kolkata, West Bengal, India, PIN - 700007

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



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

On 04-07-2020

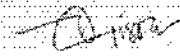
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 61,175/- (A(1) = Rs 61,056/-, E = Rs 35/-, I = Rs 55/-, M(a) = Rs 25/-, M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 61,091/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/06/2020 5:35PM with Govt. Ref. No: 192020210022595818 on 26-06-2020, Amount Rs: 61,091/-, Bank SBI EPay (SBIEPay), Ref. No: 6143391743501 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. 3,05,330/- and Stamp Duty paid by online = Rs 3,05,320/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/06/2020 5:35PM with Govt. Ref. No: 192020210022595818 on 26-06-2020, Amount Rs. 3,05,320/-, Bank: SBI EPay (SBIEPay), Ref. No. 6143391743501 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 61,175/- (A(1) = Rs 61,055/- E = Rs 35/- , I = Rs 55/- M(a) = Rs 25/- M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,05,330/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

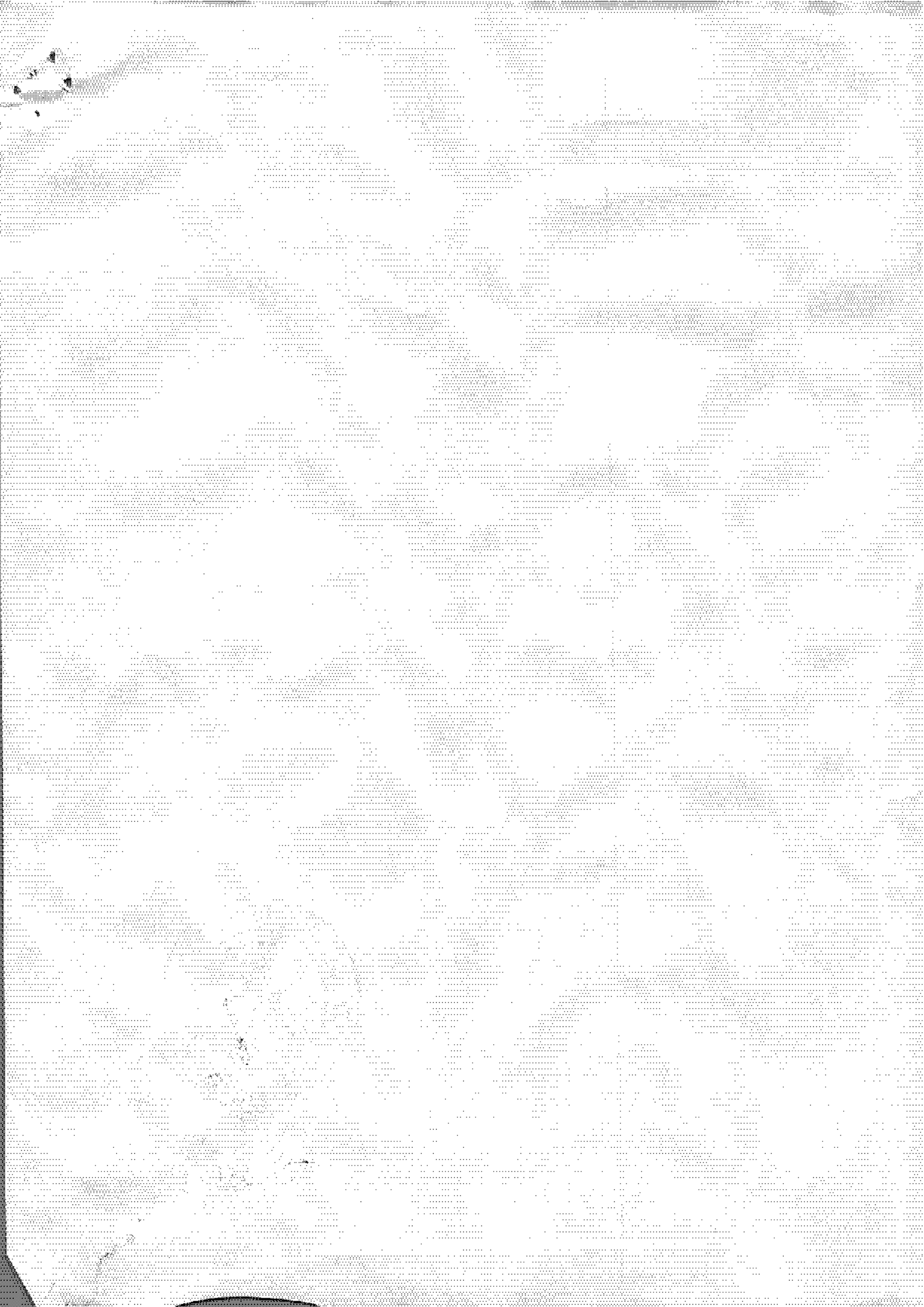
1. Stamp: Type: Impressed, Serial no 4848, Amount: Rs. 100/-, Date of Purchase: 25/02/2020, Vendor name: S Meur



Srijani Ghosh

**ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA**

Kolkata, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2020, Page from 197002 to 197098
being No 190403183 for the year 2020.



Digitally signed by SRIJANI GHOSH
Date: 2020.07.18 11:29:16 +05:30
Reason: Digital Signing of Deed.

[Handwritten signature]

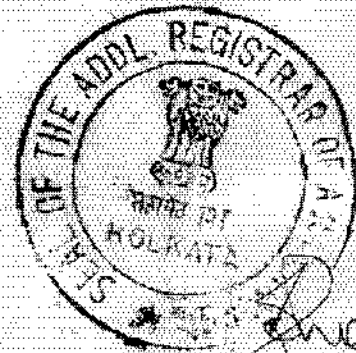
Certified to be a true Copy

(Srijani Ghosh) 2020/07/18 11:29:16 AM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

CHECKED BY

[Handwritten initials]
H.C.
04/09/2020

(This document is digitally signed.)



[Handwritten signature]
04/09/2020