

D.S. Sarda

Book-1, Volume - 1904, P-196379-196489, Deed-3188, Year-2020

भारतीय नैसर्गिक

दस
रुपये
रु. 10



TEN
RUPEES
Rs. 10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

45AB 120404

Serial No. 1646 Date 4/9/2020
 Page No. 3188 Vol. No. 1904 Deed No. 2020

832.00

Under Article 7 (1) & 7 (2)
 Under Article 8 (a) & 8 (b)

4.00
 10.00
 10.00
 832.00

 856.00

D.S. Sarda
 Registrar
 Registrar of Assurances-IV
 Kolkata
 04/09/2020

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

10999

07 AUG 2020

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

Name: **B. C. LAHIRI**

Advocate

Address:-Alipore Judge's Court, Kol-2;

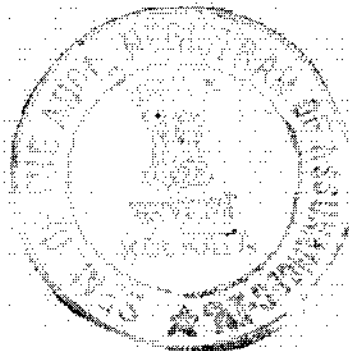
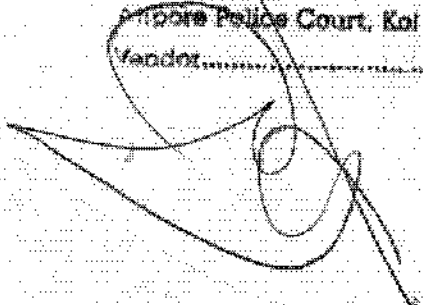
Alipore Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kol - 27

Vendor.....



3419/2020

388/2020



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

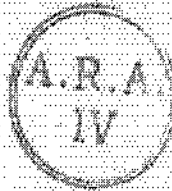
AC 698754

1994

2

5-3-13/2020

Rs. 56,160/-



Certified that the Deed is duly registered. The stamp is duly embossed and is the property of the Government of West Bengal.

Am

Shah
Deputy Registrar
of Assam, Kolkata

Am
29/6/2020
Additional Registrar of
Assam - IV, Kolkata

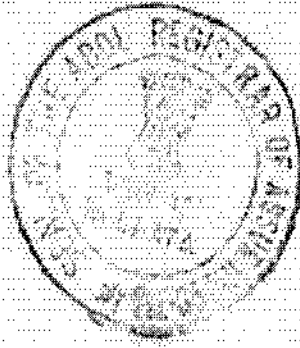
6 JUL 2020

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

Case No. 4857
Date: 30/7/2020
Case Name: P R. Raja Rao
Court: High Court, Chennai
Page: 100

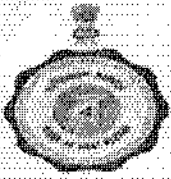
Original
সিউইড মেউর
ন্যাম্প ডেউডার
হওতা হামালক

সিউইড মেউর
ন্যাম্প ডেউডার
হওতা হামালক



[Signature]
REGISTRAR
OF ASSURANCES
BANGALORE
KARNATAKA
20 JUN 2020

Received by me
Prakash Kumar
for Mr. Raja Rao
at Bangalore
Date: 20/6/2020



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

GRN: 19-202021-002258891-8 Payment Mode: Net Banking-SELF
GRN Date: 26/06/2020 17:27:03 Payment Gateway: SBI EPay-Canara Bank
BRN: 8469949282401 BRN Date: 26/06/2020 17:29:54
SBI ePay txn No.: 565459506516621 SBI ePay txn Date: 25/06/2020 17:27:48

DEPOSITOR'S DETAILS

Name: CGEWHO Id No.: 2000573313/3/2020
Contact No. Mobile No. +91 9993956881
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	2000573313/3/2020	Property Registration- Registration Fees	0030-02-104-001-19	388195
2	2000573313/3/2020	Property Registration- Stamp duty	0030-02-103-003-02	2107000
Total Amount				2495195

In Words: Rupees Twenty Four Lakh Ninety Three Thousand One Hundred Ninety Five Only.



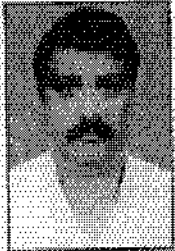

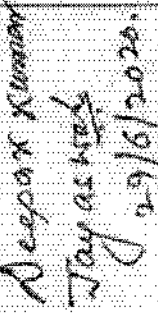
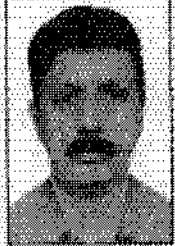


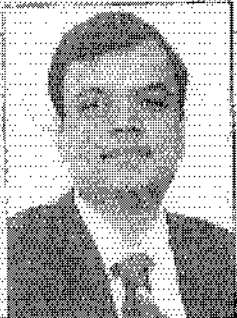
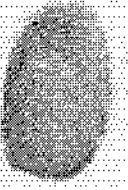
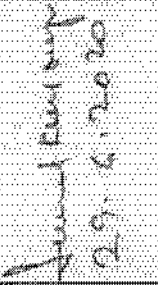
Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19042000573313/2020




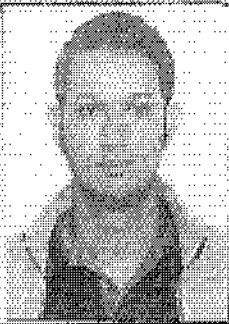
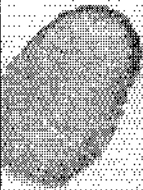

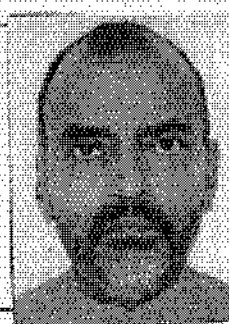
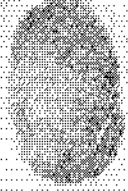

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr DEEPAK KUMAR JAYASWAL Premises No.22B, Orphananj Road, Kidderpore, P.O.- Mansatala, P.S.- Walgunge, District- South 24-Parganas, West Bengal, India, PIN - 700023	Seller		 28911	 Deepak Kumar Jayaswal 29/6/2020
2	Mr ANUP KUMAR JAYASWAL Premises No.22B, Orphananj Road, P.O.- Mansatala, P.S.- Walgunge District-South 24- Parganas, West Bengal, India, PIN - 700023	Seller		 2898	 Anup Kumar Jayaswal 29/6/2020
3	Mr Surendra Kumar Dugar 52/4/1, Ballygunge Circular Road, P.O.- Ballygunge, P.S.- Ballygunge, District-South 24- Parganas, West Bengal, India, PIN - 700019	Represent ative of Seller {AYANNA CONSTR UCTION LLP}		 2884	 Surendra Kumar 29.6.2020





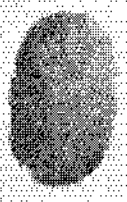
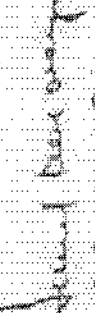


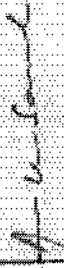
Query No. 19042000573313/2020, 25/06/2020 04:19:42 PM, KOLKATA (A.R.A.-IV)

Page 2 of 8

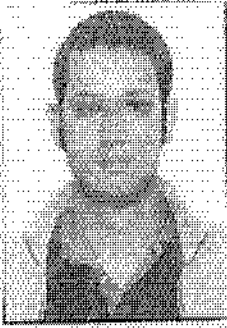

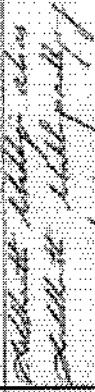
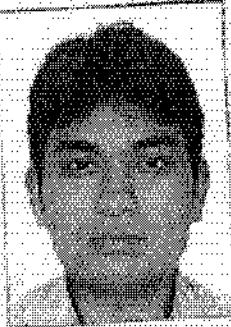
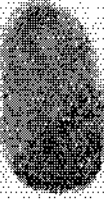

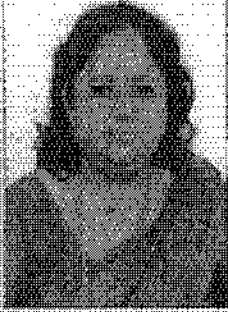
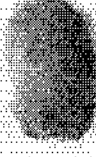
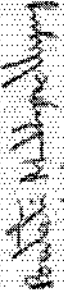
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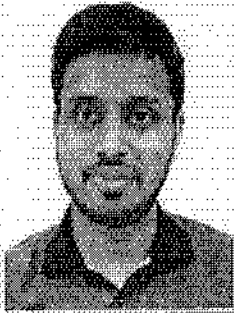
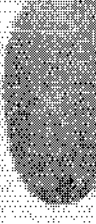
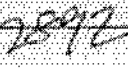
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mrs Brata Mukhopadhyay, 119, Bhupen Roy Road, P.O.- Behala, P.S.- Behala, District-South 24- Parganas, West Bengal, India, PIN - 700034	Representative of Seller (THYONE RETAIL PRIVATE LIMITED)		2871 	 29/6/2020
3	Mr Siddhartha Mukherjee Alias Mr. Siddhartha Mukhopadhyay, 119, Bhupen Roy Road, P.O.- Behala, P.S.- Behala, District-South 24- Parganas, West Bengal, India, PIN - 700034	Representative of Seller (GALTONI A S BUILDER PRIVATE LIMITED)		2889 	 29/06/2020
6	Mr Santosh Kumar Dugar, 52/4/1, Ballygunge Circular Road, P.O.- Ballygunge, P.S.- Ballygunge, District-South 24- Parganas, West Bengal, India, PIN - 700019	Representative of Seller (ETAKA HOMES LLP)		2900 	 29/6/2020

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
7	Mr Rohan Kishore 8th Floor, A-Wing, Janpath Bhawan, Janpath Lane, New Delhi, P.O.- Janpath Lane, P.S.- CONNAUGHT PLACE, District -New Delhi, Delhi, India, PIN - 110001	Representative of Buyer (CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION)		 2886	 29/6/2020
8	Mr Surendra Kumar Dugar 52/4/1 Ballygunge Circular Road, P.O.- Ballygunge, P.S.- Ballygunge, District- South 24- Parganas, West Bengal, India, PIN - 700019	Representative of Seller (WRIDDHI INFRASTRUCTURE LLP) (EKDANT INFRACON LLP)		 2884	 29.6.2020
9	Mr Arun Kumar Sancheti 26B, Camac Street, P.O.- Little Russell Street, P.S.- Shakespeare Sarani, District-Kolkata, West Bengal, India, PIN - 700016	Representative of Seller (PS GROUP REALTY PRIVATE LIMITED)		 2880	 29/6/20

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
10	Mr. 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	Representative of Seller [ECLAIR INFRACO N LLP] [ETAKA REALSTATE LLP] [EKARA BUILDCON LLP]		 28/07/20	 28/07/20
11	Mr Rahul Kyari 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] [JKKA INFRA PROJECTS PRIVATE LIMITED]		 28/07/20	 28/07/20
12	Mrs Brataj Mukhopadhyay 119, Bhupen Roy Road, P.O.- Behala, P.S.- Behala, District -South 24- Parganas, West Bengal, India, PIN - 700034	Representative of Seller [FOUNTAIN GRASS BUILDERS PRIVATE LIMITED]		 28/07/20	 28/07/20

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 Lor Inha Road Shyambuj Apartment 8th Floor, P.O. Shakespore Sarani, P. S.- Shakespore Sarani, District - South 24- Parganas, West Bengal, India, PIN - 700016	Mr DEEPAK KUMAR JAYASWAL, Mr ANUP KUMAR JAYASWAL, Mr Surendra Kumar Dugar, Mrs Bralati Mukhopadhyay, Mr Siddhartha Mukherjee, Mr Santosh Kumar Dugar, Mr Roshan Kishore, Mr Surendra Kumar Dugar, Mr Arun Kumar Sancheli, Mr Siddhartha Mukherjee, Mr Rahul Kyer, Mrs Bralati Mukhopadhyay			 Prakash Musaddi 25.6.2020

(Trip Mitra)

ADDITIONAL REGISTRAR
OF ASSURANCE

OFFICE OF THE A.R.A. -
IV KOLKATA

Kolkata, West Bengal

[1] **DEEPAK KUMAR JAYASWAL [PAN ACXPJ5107E], [AADHAAR 577264131300]**, son of Late Rajeshwar Prasad Jayaswal, by faith - Hindu, by occupation - Service, residing at Premises No.22B, Orphangun] Road, Kidderpore, Post office - Mansatala, Police Station - Watgunj, Kolkata - 700023, [2] **ANUP KUMAR JAYASWAL [PAN ACXPJ2614G], [AADHAAR 888986863861]**, son of Late Rajeshwar Prasad Jayaswal, by faith - Hindu, by occupation - Service, residing at Premises No.22B, Orphangun] Road, Kidderpore, Post office - Mansatala, Police Station - Watgunj, Kolkata - 700023, [3] **AYANNA CONSTRUCTION LLP [PAN ABIFA8562C] [LLPIN AAJ-0162]**, a Limited Liability Partnership incorporated under Limited Liability Partnership Act, 2008 and having its registered office at 12C, Chakraberia road (North), Post Office - Lala Lajpat Rai Sarani, Police Station - Ballygunge, Kolkata - 700020 and represented by its **Partner Mr. Surendra Kumar Dugar [PAN ACUPD1317K] [AADHAAR 887644458052]**, son of Late Jhumarmal Dugar, residing at 52/4/1, Ballygunge Circular Road, Post office - Ballygunge, Police Station - Ballygunge, Kolkata - 700019, [4] **THYONE RETAIL PRIVATE LIMITED [PAN AAECT5337J] [CIN U52100WB2013PTC190676]**, a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 69/1, Mitra Colony, 4th floor, 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, residing at 119, Bhupen Roy Road, Post office - Behala, Police Station - Behala, Kolkata - 700034, [5] **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 Village - Daulatpur, Post Office - Bishnupur, Police Station - Bishnupur, Kolkata - 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 AND [6] **ETAKA HOMES LLP [PAN AAGFE5565L] [LLPIN AAI-9904]**, 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 - Bhowanipore, Kolkata - 700020 and represented by its **Partner Mr. Santosh Kumar Dugar [PAN AGRPD3021D] [AADHAAR 738765568908]**, son of Late Jhumarmal Dugar, residing at 52/4/1, Ballygunge Circular Road, Post office - Ballygunge, Police Station - Ballygunge, Kolkata - 700019, hereinafter called and referred to as "OWNERS/VENDORS" (which term or expression shall unless be excluded by or repugnant to

the subject or context shall be deemed to mean and include 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 **FIRST PART**

AND

CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION [CGEWHO] [PAN AAATC1861B] a society registered under the Societies Registration Act XXI of 1960 having its registered office at 6th Floor, A-Wing, Janpath Bhavan, Janpath Lane, New Delhi – 110001, represented by its Assistant Director (Administration) **Mr. Roshan Kishore [PAN AWMPK7856J]** [AADHAAR 416023994144], son of Late Raj Kishore aged about 40 years, working for gain at 6th Floor, A-Wing, Janpath Bhavan, Post Office – Janpath, Police Station – Janpath, New Delhi – 110001, India, hereinafter called and referred to as **"PURCHASER"** (Which term or expression shall unless be excluded by or repugnant to the subject or context shall be deemed to mean and include its successors-in-interest/office, successors and/or assigns) of the **SECOND PART**

AND

[1] WRIDDHI INFRASTRUCTURE LLP [PAN AACFW6479K] [LLPIN AAJ-0272], a Limited Liability Partnership incorporated under Limited Liability Partnership Act, 2008 and having its registered office at 12C, Chakraberia Road (North), Post Office – Lala Lajpat Rai Sarani, Police Station – Ballygunge, Kolkata - 700020 and represented by its **Partner Mr. Surendra Kumar Dugar [ACUPD1317K] [AADHAAR 887644458052]**, son of Late Jhumarmal Dugar, residing at 52/4/1 Ballygunge Circular Road, Post office - Ballygunge, Police Station - Ballygunge, Kolkata - 700019, hereinafter referred to as the **CONFIRMING PARTY NO.1** (Which term or expression shall unless be excluded by or repugnant to the subject or context shall be deemed to mean and include its successors-in-interest/office, successors and/or assigns) of the **THIRD PART**

AND

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

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

AND

[1] ECLAIR INFRACON LLP [PAN AAGFE6323C] [LLPIN AAK-2137], a Limited Liability Partnership incorporated under Limited Liability Partnership Act, 2008 and having its registered office at 55/1A, Strand Road, Post office - Beadon Street, police Station - Jorabagan, Kolkata - 700006, West Bengal, represented by its Partner **Mr. Siddhartha Mukhopadhyay Alias Siddhartha Mukherjee, [PAN AIFPM4138C] [AADHAAR 903941196665]**, 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, Chakrabortia Road (North), Post office - Lala Lajpat Rai Sarani, police Station - Ballygunge, Kolkata - 700020, West Bengal, represented by its Partner **Mr. Surendra Kumar Dugar [PAN ACUPD1317K] [AADHAAR 887644458052]**, son of Late Jhumarmal Dugar, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 52/4/1, Ballygunge Circular Road, Police Station - Ballygunge, Post Office - Ballygunge, Kolkata - 700019, **[3] ETAKA REALSTATE LLP [PAN AAGFE6450Q] [LLPIN AAK-2381]**, a Limited Liability Partnership incorporated under Limited Liability Partnership Act, 2008 and having its registered office at 55/1A, Strand Road, Post office - 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 Ganchi 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 Ganchi 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 U45400WB2015PTC2070B9]**, a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 12(168) Banamall Ghoshal Lane, BL-8, 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 – Hindi, by Occupation – Business, residing at 119, Bhupen Roy Road, Post office - Behala, Police Station - Behala, District – 24 Parganas (South), PIN Code - 700034 hereinafter called and referred to as **GRANTORS/CONFIRMING PARTY NO.3** (which term or expression shall unless be excluded by or repugnant to the subject or context shall be

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

WHEREAS:

1. At all material point of time one Akhil Kumar Naskar was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **all that** the piece and parcel of Sall Land admeasuring **47.00 Decimals** more or less having rayati sthitiban dakhall rights therein and comprised in **R.S. Dag No. 28** corresponding to **R.S. Khatian No. 326** lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South) and recorded his name in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRO Bishnupur Block as also 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 **Akhil's Land**).
2. While being seized and possessed of the said Akhil's Land, the said Akhil Kumar Naskar died intestate and at the time of his death he were survived by his four sons namely Jiban Kumar Naskar, Mohan Kumar Naskar, Bhuban Kumar Naskar and Nayan Kumar Naskar and three daughter namely Basanti Naskar, Ashima Mondal nee Naskar and Anima Naskar as his only heirs and/or heiresses and/or legal representatives to his estate.
3. Thus with the operation of the laws of intestate succession the said Jiban Kumar Naskar, Mohan Kumar Naskar, Bhuban Kumar Naskar, Nayan Kumar Naskar, Basanti Naskar, Ashima Mondal nee Naskar and Anima Naskar each of them exclusively became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **all that** the undivided proportionate **one-seventh** share or interest into or upon **all that** the piece and parcel of Sall Land admeasuring **47.00 Decimals** more or less having rayati sthitiban dakhall rights therein and comprised in **R.S. Dag No. 28** corresponding to **R.S. Khatian No. 326** lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur

Police Station and within the jurisdiction of the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South) and became entitled to record 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 Kulardari Gram Panchayat upon payment of proportionate rates and taxes as applicable.

4. By a Deed of Conveyance dated 20th August 1996 made between the said Jiban Kumar Naskar, Mohan Kumar Naskar, Bhuban Kumar Naskar, Nayan Kumar Naskar, Basanti Naskar, Ashima Mondal nee Naskar and Anima Naskar, therein referred to as the Vendors of the One Part and one Ashutosh Mukhopadhyay son of Late Prafulla Kumar Mukhopadhyay, residing at 119, Bhuperi Roy Road, Police Station – Behala, Calcutta - 700034, 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. 30, Pages – 193 to 204, **Being No. 2830** for the year 1996, the said Jiban Kumar Naskar & Six Others sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Ashutosh Mukhopadhyay out of the said Akhil's Land being **all that** the pieces and parcels of Sali Land admeasuring **30.50 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **R.S. Dag No. 28** corresponding to **R.S. Khatian No. 326** lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South), (which is morefully and particularly described and mentioned in the Schedule thereunder written), absolutely and forever free from all encumbrances, charges, liens, lispense, attachments, mortgages, acquisitions, requisitions, debuttor or trust whatsoever, at or for a consideration therein mentioned.
5. Thus pursuant to the Deed of Sale dated 20th August 1996 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 pieces and parcels of Sali Land admeasuring **30.50 Decimals** more or less having rayati sthitiban dakhali rights therein and

comprised in **R.S. Dag No. 28** corresponding to **R.S. Khatian No. 326** lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South) and became entitled to record 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 & LRD Bishnupur Block as also recorded his name in the records of the Kulardari Gram Panchayat upon payment of proportionate rates and taxes (hereinafter referred to as the said **Ashutosh's Land**).

6. By another Deed of Conveyance dated 23rd August 1996 made between the said Ashutosh Mukhopadhyay, therein referred to as the Vendor of the One Part and Deepak Kumar Jayaswal, being the Vendor No.1 herein and Anup Kumar Jayaswal, being the Vendor No.2 herein, therein referred to as the Purchasers of the Other Part and registered at the Office of Additional District Sub Registrar - Bishnupur 24 Parganas (South) and recorded in Book No. 1, CD Volume No. 30, Pages – 351 to 362, **Being No. 2870** for the year 1996, the said Ashutosh Mukhopadhyay sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Deepak Kumar Jayaswal and Anup Kumar Jayaswal out of the said Ashutosh's Land being all that the pieces and parcels of Sali Land admeasuring **11.50** Decimals more or less having rayati sthitiban dakhali rights therein and comprised in **R.S. Dag No. 28** corresponding to **R.S. Khatian No. 326** lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South), (which is morefully and particularly described and mentioned in the Schedule thereunder written), absolutely and forever free from all encumbrances, charges, liens, lispense, attachments, mortgages, acquisitions, requisitions, debuttur or trust whatsoever, at or for a consideration therein mentioned.
7. Thus pursuant to the Deed of Sale dated 23rd August 1996 as recited above the said Deepak Kumar Jayaswal, being the Vendor No.1 herein and Anup Kumar Jayaswal, being the Vendor No.2 herein acquired right title and interest and as such became seized and possessed of

and/or otherwise well and sufficiently entitled to all that the pieces and parcels of Sall Land admeasuring **11.50 Decimals** more or less having rayati sthibban dakhali rights therein and comprised in **R.S./L.R. Dag No. 28** corresponding to **L.R. Khatian Nos. 2150 & 2151** (previous **R.S. Khatian No. 326**) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South) and recorded their names in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRO Bishnupur Block as also mutated their names in the records of the Kulardari Gram Panchayat upon payment of proportionate rates and taxes as applicable (hereinafter referred to as the said **Lot-A Land**) (which is morefully and particularly described and mentioned in the **First Schedule** hereunder written).

8. By another Deed of Conveyance dated 22nd day of May 1998 made between the said Ashutosh Mukhopadhyay, therein referred to as the Vendor of the One Part and Rekha Bhattacharya and Soma Sengupta (Bhattacharya) both wife and daughter of Deb Gopal Bhattacharya, residing at 51/1, Ray Bahadur Road, Behala, South 24 Parganas, therein referred to as the Purchasers of the Other Part and registered at the Office of Additional District Sub Registrar - Bishnupur 24 Parganas (South) and recorded in Book No. 1, CD Volume No. 13, Pages – 271 to 280, **Being No. 1218** for the year 1998, the said Ashutosh Mukhopadhyay sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Rekha Bhattacharya and Soma Sengupta (Bhattacharya) out of the said Ashutosh's Land being **all that** the pieces and parcels of Sall Land admeasuring **4.00 Decimals** more or less having rayati sthibban dakhali rights therein and comprised in **R.S. Dag No. 28** corresponding to **R.S. Khatian No. 326** lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South), (which is morefully and particularly described and mentioned in the Schedule thereunder written), absolutely and forever free from all encumbrances, charges, liens, lispandise, attachments, mortgages, acquisitions, requisitions, debtor or trust whatsoever, at or for a consideration therein mentioned.

9. Thus pursuant to the Deed of Sale dated 22nd day of May 1998 as recited above the said Rekha Bhattacharya and Soma Sengupta (Bhattacharya) acquired right title and interest and as such became seized and possessed of and/or otherwise well and sufficiently entitled to all that the pieces and parcels of Sali Land admeasuring **4.00 Decimals** more or less having rayati sthiltban dakhali rights therein and comprised in **R.S./L.R. Dag No. 28** corresponding to **L.R. Khatian Nos. 2862 & 2863** (previous **R.S. Khatian No. 326**) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South) and recorded their names in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRO Bishnupur Block as also mutated their names in the records of the Kulardari Gram Panchayat upon payment of proportionate rates and taxes as applicable.
10. By another Deed of Conveyance dated 26th December, 2014 made between the said Rekha Bhattacharya and Soma Sengupta (Bhattacharya), therein referred to as the Vendor of the One Part and Ayanna Construction Pvt. Ltd., 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. 25, Pages – 2271 to 2285, **Being No. 6946** for the year 2014, the said Rekha Bhattacharya and Soma Sengupta (Bhattacharya) sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Ayanna Construction Pvt. Ltd. out of the said Ashutosh's Land being all that the pieces and parcels of Sali Land admeasuring **4.00 Decimals** more or less having rayati sthiltban dakhali rights therein and comprised in **R.S./L.R. Dag No. 28** corresponding to **L.R. Khatian Nos. 2862 & 2863** (previous **R.S. Khatian No. 326**) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South), (which is morefully and particularly described and mentioned in the Schedule thereunder written), absolutely and forever free from all encumbrances, charges, liens, lispense, attachments, mortgages, acquisitions, requisitions, debutter or trust whatsoever, at or for a consideration therein mentioned.

11. Thus pursuant to the Deed of Sale dated 26th day of December, 2014 as recited above the said Ayanna Construction Pvt. Ltd. acquired right title and interest and as such became seized and possessed of and/or otherwise well and sufficiently entitled to **all that** the pieces and parcels of Sali Land admeasuring **4.00 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **R.S./L.R. Dag No. 28** corresponding to **L.R. Khatian No. 4654** (previous **L.R. Khatian Nos. 2862 & 2863**) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South) and recorded its name in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRO Bishnupur Block as also mutated its name in the records of the Kulardari Gram Panchayat upon payment of proportionate rates and taxes as applicable (hereinafter referred to as the said **Lot-B Land**) (which is morefully and particularly described and mentioned in the **Second Schedule** hereunder written).
12. By another Deed of Conveyance dated 12th day of March, 2015 made between the said Ashutosh Mukhopadhyay, therein referred to as the Vendor of the One Part and Thyone Retail Pvt. Ltd., therein referred to as the Purchaser of the Other Part and registered at the Office of District Sub Registrar - IV Alipore 24 Parganas (South) and recorded in Book No. I, CD Volume No. 8, Pages – 940 to 952, **Being No. 2388** for the year 2015, the said Ashutosh Mukhopadhyay sold transferred, conveyed, granted, assigned and assured unto and in favour of the said Thyone Retail Pvt. Ltd. out of the said Ashutosh's Land being **all that** the pieces and parcels of Sali Land admeasuring **10.00 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **R.S./L.R. Dag No. 28** corresponding to **L.R. Khatian No. 268/1** lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South), (which is morefully and particularly described and mentioned in the Schedule thereunder written), absolutely and forever free from all encumbrances, charges, liens, lispendense, attachments, mortgages,

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

13. Thus pursuant to the Deed of Sale dated 12th March, 2015 as recited above the said Thyone Retail Pvt. Ltd. acquired right title and interest and as such became seized and possessed of and/or otherwise well and sufficiently entitled to **all that** the pieces and parcels of Sali Land admeasuring **10.00 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **R.S./L.R. Dag No. 28** corresponding to **L.R. Khatian No. 4168** (previous **L.R. Khatian No. 268/1**) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South) and recorded its name in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRO Bishnupur Block as also mutated its name in the records of the Kulerdari Gram Panchayat upon payment of proportionate rates and taxes as applicable (hereinafter referred to as the said **Lot-C Land**) (which is morefully and particularly described and mentioned in the **Third Schedule** hereunder written).
14. By another Deed of Conveyance dated 16th day of July, 2015 made between the said Ashutosh Mukhopadhyay, therein referred to as the Vendor of the One Part and Galtonia Builders Pvt. Ltd., therein referred to as the Purchaser of the Other Part and registered at the Office of District Sub Registrar - IV Alipore 24 Parganas (South) and recorded in Book No. 1, Volume No. 1504-2015, Pages – 36295 to 36325, **Being No. 5444** for the year 2015, the said Ashutosh Mukhopadhyay sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Galtonia Builders Pvt. Ltd. out of the said Ashutosh's Land being **all that** the pieces and parcels of Sali Land admeasuring **6.00 Decimals** more or less raving rayati sthitiban dakhali rights therein and comprised in **R.S./L.R. Dag No. 28** corresponding to **L.R. Khatian No. 268/1**) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South), (which is morefully and particularly described and mentioned in the Schedule thereunder written), absolutely and

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

15. Thus pursuant to the Deed of Sale dated 16th day of July, 2015 as recited above the said Galtonia Builders Pvt. Ltd. acquired right title and interest and as such became seized and possessed of and/or otherwise well and sufficiently entitled to **all that** the pieces and parcels of Sali Land admeasuring **6.00 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **R.S./L.R. Dag No. 28** corresponding to **L.R. Khatian No. 4236** (previous **L.R. Khatian No. 268/1**) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South) and recorded its name in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRO Bishnupur Block as also mutated its name in the records of the Kulardari Gram Panchayat upon payment of proportionate rates and taxes (hereinafter referred to as the said **Lot-D Land**) (which is morefully and particularly described and mentioned in the **Fourth Schedule** hereunder written).
16. By another Deed of Conveyance dated 15th day of March 1995 made between the said Jiban Kumar Naskar, Mohan Kumar Naskar, Bhuban Kumar Naskar, Nayan Kumar Naskar, Basanti Naskar, Ashima Mondal nee Naskar and Anima Naskar, therein referred to as the Vendors of the One Part and Bharati Chatterjee, therein referred to as the Purchaser of the Other Part and registered at the Office of Sub Registrar - Bishnupur 24 Parganas (South) and recorded in Book No. 1, Volume No. 12, Pages – 203 to 212, **Being No. 973** for the year 1995, the said Jiban Kumar Naskar & Six Others sold, transferred, conveyed, granted assigned and assured unto and in favour of the said Bharati Chatterjee out of the said Akhil's Land being **all that** the pieces and parcels of Sali land admeasuring **4.13 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **R.S. Dag No. 28** corresponding to **R.S. Khatian No. 326** lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the

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

17. Thus pursuant to the Deed of Sale dated 15th day of March 1995 as recited above the said Bharati Chatterjee acquired right title and interest and as such became seized and possessed of and/or otherwise well and sufficiently entitled to all that the pieces and parcels of Sali land admeasuring **4.13 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **R.S./L.R. Dag No. 28** corresponding to **L.R. Khatian No. 1279** (previous **R.S. Khatian No. 326**) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South) and recorded her name in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRO Bishnupur Block as also mutated her name in the records of the Kulerdari Gram Panchayat upon payment of proportionate rates and taxes (hereinafter referred to as the said Bharati's Land).
18. While being seized and possessed of the said Bharati's Land, the said Bharati Chatterjee died Intestate and at the time of her death she was survived by her husband namely Tapan Kumar Chatterjee and only son namely Ritwik Chatterjee as her only heirs and/or heiresses and/or legal representatives to her estate.
19. Thus with the operation of the laws of intestate succession the said Tapan Kumar Chatterjee and Ritwik Chatterjee each of them became well and sufficiently entitled to all that the pieces and parcels of Sali land admeasuring **4.13 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **R.S./L.R. Dag No. 28** corresponding to **L.R. Khatian No. 1279** (previous **R.S. Khatian No. 326**) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur, 24 Parganas (South)

and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South) and became entitled to record 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 Kulardari Gram Panchayat upon payment of proportionate rates and taxes as applicable.

20. By another Deed of Conveyance dated 22nd day of December 2014 made between the said Tapan Kumar Chatterjee and Ritwik Chatterjee, therein referred to as the Vendors of the One Part and one Pragati Das, therein referred to as the Purchaser of the Other Part and registered at the Office of District Sub Registrar - IV Alipore 24 Parganas (South) and recorded in Book No. I, Volume No. 57, Pages - 1163 to 1187, **Being No. 9632** for the year 2014, the said Tapan Kumar Chatterjee and Ritwik Chatterjee sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Pragati Das **all that the pieces and parcels of Sali Land admeasuring 4.13 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **R.S./L.R. Dag No. 28** corresponding to **L.R. Khatian No. 1279** (previous **R.S. Khatian No. 326**) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South), (which is more fully and particularly described and mentioned in the Schedule thereunder written), absolutely and forever free from all encumbrances, charges, liens, lispendense, attachments, mortgages, acquisitions, requisitions, debutter or trust whatsoever, at or for a consideration therein mentioned.
21. By another Deed of Conveyance dated 20th day of February, 2015 made between Pragati Das, therein referred to as the Vendor of the One Part and Etaka Homes Pvt. Ltd., therein referred to as the Purchaser of the Other Part and registered at the Office of District Sub Registrar - IV Alipore 24 Parganas (South) and recorded in Book No. I, CD Volume No. 6, Pages - 1218 to 1233, **Being No. 1599** for the year 2015, the said Pragati Das sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Etaka Homes Pvt. Ltd. **all that the pieces and parcels of Sali Land admeasuring 4.13 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **R.S./L.R. Dag No. 28** corresponding to **L.R.**

Khatian No. 1279 (previous **R.S. Khatian No. 326**) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South), (which is morefully and particularly described and mentioned in the Schedule thereunder written), absolutely and forever free from all encumbrances, charges, liens, lispense, attachments, mortgages, acquisitions, requisitions, debtor or trust whatsoever, at or for a consideration therein mentioned.

22. Thus pursuant to the Deed of Sale dated 20th day of February, 2015 as recited above the said Etaka Homes Pvt. Ltd, acquired right title and interest and as such became seized and possessed of and/or otherwise well and sufficiently entitled to **all that** the pieces and parcels of land admeasuring **4.13 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **R.S./L.R. Dag No. 28** corresponding to **L.R. Khatian No. 4659** (previous **L.R. Khatian No. 1279**) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South) and recorded its name in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRO Bishnupur Block as also mutated its name in the records of the Kulardari Gram Panchayat upon payment of proportionate rates and taxes as applicable (hereinafter referred to as the said **Lot-E Land**) (which is morefully and particularly described and mentioned in the **Fifth Schedule** hereunder written).

23. Thus the Vendors herein pursuant to the five Deeds of Sale all dated 23rd day of August 1996, 26th day of December 2014, 12th day of March 2015, 16th day of July 2015 and 20th day of February 2015 have become absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the Lot-A Land, the Lot-B Land, the Lot-C Land, the Lot-D Land and the Lot-E Land being **all that** the pieces and parcels of Sali Land admeasuring **35.63 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **R.S./L.R. Dag No. 28** measuring **5.75 Decimals** more or less corresponding to **L.R. Khatian No. 2150** (previous **R.S. Khatian No. 326**) AND **R.S./L.R. Dag No. 28** measuring **5.75 Decimals** more or less corresponding to **L.R. Khatian No. 2151** (previous **R.S. Khatian No. 326**)

AND R.S./L.R. Dag No. 28 measuring 4.00 Decimals more or less corresponding to L.R. Khatian No. 4654 (previous L.R. Khatian No. 2862 and 2863) AND R.S./L.R. Dag No. 28 measuring 10.00 Decimals more or less corresponding to L.R. Khatian No. 4168 (previous L.R. Khatian No. 268/1) AND R.S./L.R. Dag No. 28 measuring 6.00 Decimals more or less corresponding to L.R. Khatian No. 4236 (previous L.R. Khatian No. 268/1) AND R.S./L.R. Dag No. 28 measuring 4.13 Decimals more or less corresponding to L.R. Khatian No. 4659 (previous L.R. Khatian No. 1279) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South) and recorded its name in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRO Bishnupur Block as also mutated its name in the records of the Kulardari Gram Panchayat upon payment of proportionate rates and taxes (hereinafter referred to as the said Entire Land) (which is morefully and particularly described and mentioned in the Sixth Schedule hereunder written).

24. After mutation of their names the said Deepak Kumar Jayaswal, Anup Kumar Jayaswal, Ayanna Construction Private Limited, Thyone Retail Private Limited, Galtonia Builders Private Limited and Etaka Homes Private Limited made six separate applications at the Office of the Block Land & Land Reforms Officer, Bishnupur - I at Bhasa, 24 Parganas (South) for conversion of the land use from agricultural land and/or Sali to Bastu and accordingly by six separate orders being Memo No. S-2/849/BLLRO-Bishnupur-I/13 dated 22nd September 2015, Memo No. S-2/848/BLLRO-Bishnupur-I/13 dated 22nd September 2015, Memo No. S-2/415/BLLRO-Bishnupur-I/13 dated 22nd June 2015, Memo No. S-2/408/BLLRO-Bishnupur-I/13 dated 22nd June 2015, Memo No. S-2/841/BLLRO-Bishnupur-I/13 dated 22nd September 2015 and Memo No. S-2/413/BLLRO-Bishnupur-I/13 dated 22nd June 2015 the said conversion applications were granted and disposed off and accordingly the land use was changed from agricultural land and/or Sali to Bastu. Pursuant to obtaining necessary conversion of the nature of land use from Sali to Bastu the said Deepak Kumar Jayaswal, Anup Kumar Jayaswal, Ayanna Construction Private Limited, Thyone Retail Private Limited, Galtonia Builders Private

Limited and Etaka Homes Private Limited have become entitled to utilize the said Entire Land for vastu purpose and/or for construction of any realstate projects.

25. Pursuant to the resolution dated 5th day of March 2017 taken in terms of the provisions of the Companies Act, 2013 the said Ayanna Construction Private Limited was converted into a limited liability partnership in pursuance of Rule 32 (1) of the Limited Liability Partnership Rules 2009 and came to be known and distinguished as Ayanna Construction LLP, being the Vendor No. 3 herein and accordingly a certificate of incorporation dated 30th day of March 2017 was issued by the Registrar of Companies, West Bengal.
26. Pursuant to the resolution dated 6th day of March 2017 taken in terms of the provisions of the Companies Act, 2013 the said Etaka Homes Private Limited was converted into a limited liability partnership in pursuance of Rule 32 (1) of the Limited Liability Partnership Rules 2009 and came to be known and distinguished as Etaka Homes LLP, being the Vendor No. 6 herein and accordingly a certificate of incorporation dated 29th day of March 2017 was issued by the Registrar of Companies, West Bengal.
27. The Vendors herein jointly with the other Owners of the adjacent lands with an intention to commercially exploit the land, intended to develop a housing project with all the modern facilities, amenities and benefits into or upon **all that the land measuring 756.00 Decimals** more or less comprised in several dag nos. and khatian nos. lying and situate at Moujas of Daulatpur and Sarmasterchak, Police Station – Bishnupur, District 24 Parganas (South) (hereinafter collectively referred to as the said **Larger Property**) and pursuance of such intention the Vendor herein jointly with other Owners of the adjacent lands, entered into a Development Agreement for the development of a housing project, hereinafter called and referred to as the "**Housing Project**" upon the said Entire Land which forms a part or portion of the Larger Property.
28. 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.

29. The Vendors 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.
30. 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**).
31. 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.

32. 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 Alipore, 24 Parganas (South) and recorded in Book No. I, Volume No. 1604-2020, Pages – 32599 to 32618, **Being No. 963** for the year 2020, whereby and where under the said Deepak Kumar Jayaswal and another with the consent and agreement of the said PS Vinayak Complex LLP cancelled and/or determined and/or terminated the Development Agreement dated 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.
33. 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.
34. By another Agreement for Cancellation dated 27th day of February 2020 made and executed between Bratali Mukhopadhyay and Forty Seven other independent legal entities, therein referred to as the Owners of the One Part and the said PS Vinayak Complex LLP, therein referred to as the Developer of the Other Part and registered at the Office of the District Sub Registrar – IV Alipore, 24 Parganas (South) and recorded in Book No. 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.

35. 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**.
36. In consideration of the above understanding the **Vendors** herein and PS Vinayak Complex LLP and PS Group Realty Private Limited herein and the said LOI Issued by the CGEWHO in favour of the PS Group Realty Private Limited herein, the **Vendors** herein have agreed to sell, transfer and convey in favour of the **Purchaser** herein and the **Purchaser** has agreed to purchase all that the pieces and parcels of homestead Land (Bastu) admeasuring **35.63 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **R.S./L.R. Dag No. 28** measuring **5.75 Decimals** more or less corresponding to **L.R. Khatian No. 2150** (previous **R.S. Khatian No. 326**) **AND R.S./L.R. Dag No. 28** measuring **5.75 Decimals** more or less corresponding to **L.R. Khatian No. 2151** (previous **R.S. Khatian No. 326**) **AND R.S./L.R. Dag No. 28** measuring **4.00 Decimals** more or less corresponding to **L.R. Khatian No. 4654** (previous **L.R. Khatian No. 2862** and **2863**) **AND R.S./L.R. Dag No. 28** measuring **10.00 Decimals** more or less corresponding to **L.R. Khatian No. 4168** (previous **L.R. Khatian No. 268/1**) **AND R.S./L.R. Dag No. 28** measuring **6.00 Decimals** more or less corresponding to **L.R. Khatian No. 4236** (previous **L.R. Khatian No. 268/1**) **AND R.S./L.R. Dag No. 28** measuring **4.13 Decimals** more or less corresponding to **L.R. Khatian No. 4659** (previous **L.R. Khatian No. 1279**) 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 Kufardari Gram Panchayat and in the District of 24 Parganas (South), at or for a total consideration of Rs.

3,56,16,000/- [Rupees Three Crore Fifty Six Lakh and Sixteen Thousand Only] and on such terms and conditions hereinafter mentioned (hereinafter for the sake of brevity referred to as the said **Entire Land**) (which is morefully and particularly described and mentioned in the **Sixth Schedule** hereunder written).

37. The Confirming Party No.1 herein being the co-owners of such undivided part or portion of R.S./L.R. Dag No. 28 are jointly seized and possessed of the remaining portion of land comprised in the said R.S./L.R. Dag No. 28, lying and situate at Mouza - Daulatpur, J.L. No. 79, within the territorial jurisdiction of the Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office Bishnupur, 24 Parganas (South) and within the local limits of Kulerdari Gram Panchayat and in the District of 24 Parganas (South). The Confirming Party No.1 has agreed to join and execute these presents in **confirmation of the transfer of the demarcated chunk of land** referred to as the said Land, which is being transferred under these presents in favour of the Purchaser herein.
38. 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 25th day of August 2015 and registered at the Offices of the DSR-II and DSR-IV Alipore 24 Parganas (South) and recorded in Book No. I **Being No. 7810** for the year 2014, Book No. I **Being No. 11065** for the year 2014, Book No. I **Being No. 11066** for the year 2014 and Book No. I **Being No. 6468** for the year 2015, acquired right title and interest and as such became seized and possessed of and/or otherwise well and sufficiently entitled to **all that** the pieces and parcels of land admeasuring **52.36 Decimals** more or less comprised in **L.R. Dag No. 701** (corresponding to **R.S. Dag No. 501**) measuring **20.50 Decimals** more or less corresponding to **L.R. Khatian Nos. 3358, 3359, 9124, 9125, 9126 and 9127 AND L.R. Dag No. 702** (corresponding to **R.S. Dag No. 501/773**) measuring **6.00 Decimals** more or less corresponding to **L.R. Khatian Nos. 3358, 3359, 9124, 9125, 9126 and 9127 AND L.R. Dag No. 703** (corresponding to **R.S. Dag No. 501/774**) measuring **18.86 Decimals** more or less corresponding to **L.R. Khatian Nos. 3358, 3359, 9124, 9125, 9126 and 9127 AND L.R. Dag No. 700** (**R.S. Dag No. 502**) measuring **7.00 Decimals** more or less corresponding to **L.R. Khatian Nos. 3358, 3359, 9124, 9125, 9126 and 9127** lying and situated at Mouja - Hanspukuria, J.L. No. 20 and within the territorial jurisdiction of Thakurpukur Police Station (previously Behala

Police Station) and within the jurisdiction of the Additional District Sub Registration Office Behala 24 Parganas (South) and within the local limits of Ward No. 144 of the Kolkata Municipal Corporation and in the District of 24 Parganas (South) **AND ALL THAT** the pieces and parcels of Salt 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 Kulerdani 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 - Meliabruz 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**).

39. 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 – 46983 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 ADRS Bishnupur 24 Parganas (South) and in the District of 24 Parganas (South) (hereinafter referred to as the said **Common Passage**) (which is morefully and particularly described and mentioned in the **Seventh Schedule** hereunder written).

40. 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.
41. 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.
42. At or before execution of these presents the **Vendors** herein have assured, declared and represented to the **Purchaser** as follows (hereinafter collectively referred to as **The Representations**):
- a. The **Vendors** obtained their right, title and interest pertaining to the said **Entire 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 **Entire Land** which

is properly identified by metes and bounds in accordance with various government records, maps and plans. No person other than the **Vendors** have any right, title and/or interest, of any nature whatsoever in the said **Entire Land** or any part thereof and the **Vendors** have made all payments to be made in terms of the documents under which the said **Entire Land** were acquired and there are no impediments, defaults, omissions or constraints whatsoever with regard to the rights, titles, estate, privileges and interests vesting in the **Vendors**. All current and antecedent title documents have been duly registered and stamped at the correct valuation of the said **Entire Land** as required under law;

- b. The **Vendors** have full right, power and authority to enter into this Deed of Conveyance.
- c. The **Vendors** represent that they have made all material disclosures in respect of the said **Entire Land** and have provided all necessary information in relation to the transactions contemplated herein and all original documents of title of the **Vendors** and all other title related documents such as powers of attorney, heirship certificates, faraznama and/or sworn affidavits affirming heirships and court orders etc. wherever necessary with regard to the chain of title are in its custody and the **Vendors** agree to handover to the **Purchaser** on or before the execution of these presents.
- d. THAT no part or portion of the said **Entire Land** can be deemed to be vacant land within the meaning of the Urban Land (Ceiling & Regulations) Act, 1976 and liable to be surrendered and/or acquired thereunder. The **Vendors** further represents that neither they nor their predecessors held any excess vacant land within the meaning of Urban Land (Ceiling and Regulation) Act, 1976 and if required the **Vendors** shall apply for and obtain necessary no objection certificate from the competent authority under the said Act at its cost and expenses.
- e. The said **Entire 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 **Entire 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 **Entire Land** has vested under any law in force and the said **Entire Land** is properly contiguous land and there are no impediments with regard to the development and construction of the said **Entire Land**;

- f. The **Vendors** are in absolute compliance of the applicable law, all statute, law, land ceiling laws, regulation, ordinance, rule, judgment, notification, rule of common law, order, decree, bye-law, government approval, directive, guideline, requirement or other governmental restriction, or any similar form of decision of, or determination by, or any interpretation, policy or administration including rules and regulations prescribed by the Kolkata Improvement Trust (KIT) as well as the Land Use & Control Development Plan of the KMDA, having the force of law of any of the foregoing, by any authority having jurisdiction over the matter in question as in effect as of the date of these presents;
- g. No part or portion of the said **Entire Land** is classified as 'Industry'.
- h. No part or portion of the said **Vendors'** Land fall under the East Kolkata Wetlands (Conservation and Management) Act, 2006.
- i. That no suits and/or proceedings and/or litigations are pending in respect of the said **Entire Land** or any part thereof and same is not involved in any civil, criminal or arbitration proceedings and no such proceedings and no claims of any nature (whether relating to, directly or indirectly) are pending or threatened by or against **Vendors** or in respect whereof **Vendors** are liable to indemnify any person concerned and as far as the **Vendors** are aware there are no facts likely to give rise to any such proceedings.

- j. The **Vendors** further represent if any dispute arises in future the **Vendors** shall be responsible for any litigation related to their title to the said **Entire Land** and in that event, the **Vendors** shall, at their own costs and expenses, settle all disputes, claims, demands, suits, complaints, litigation, etc. in relation to the right, title and interest of the **Vendors** over the said **Entire Land** and ensure that the development and construction of the project by the **Purchaser** shall not be interrupted, obstructed, hampered or delayed in any manner by such disputes, claims, demands, suits, complaints, litigation, etc. Further, the **Vendors** agree and acknowledge that in the event the **Purchaser** incurs any costs, expenses, damages etc. to rectify or remedy the title of the **Vendors** to the said **Entire Land**, it shall be entitled to recover and the **Vendors** shall be deemed to have an admitted liability to pay such costs charges and expenses incurred by the **Purchaser** on being intimated.
- k. The **Vendors** represent that no part or portion of the said land ever belonged to any Debolter trust and/or to any Minor;
- l. The **Vendors** shall also apply for and bear the cost of shifting drainage lines, electrical lines, pipelines or any other service lines running underneath or over the said **Entire 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 **Entire 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 **Entire 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 **Entire Land** or the **Vendors** pertaining to the said **Entire 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 **Entire Land** vesting with the

Vendors, the contemplated transaction under these presents or on the development and construction of the project;

- o. Subject to what has been stated in these presents, the **Vendors** have not done and shall not do nor permit to be done, anything whatsoever that would in any way impair, hinder and/or restrict the rights of the **Purchaser** under these presents including, without limitation, the unfettered exercise by the **Purchaser** of the sole and exclusive right to develop the said **Entire 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 **Entire Land** and there are no facts, which may give rise to any such dispute.
- q. The said **Entire Land** of the **Vendors** are free of any liability or demand and there is no outstanding property taxes, land revenue, rates, duties, cess, levies including assessments, water charges, electricity charges, dues or any other charges by the Panchayat/Municipal Authorities or any infrastructure charges, under any applicable law, revenue or any other authority or department of the state or central Government nor is there any claim or demand by any person or persons affecting the said **Entire Land**.
- r. The **Vendors** would be able to deliver peaceful vacant possession of the said **Entire Land** simultaneously with execution and registration of these presents.
- s. The **Vendors** would be able to fulfill and complete all the other obligations set out hereinafter.
- t. That the **Vendors** have not stood as Guarantor or Surety for any obligation, liability, bond or transaction whatsoever in respect of the said **Entire Land** or even otherwise;
- u. The **Vendors** and/or their predecessor were not a 'Big Raiyat' in terms of the West Bengal Estate Acquisition Act, 1953 and none of them owned land in excess of ceiling prescribed in the West Bengal Land Reforms Act, 1955.

- v. The **Vendors** represent and confirm that access to and egress from the said **Entire Land** is unconditionally and absolutely available for all purposes from the main road through a common passage and the **Vendors** have not entered into any arrangement or agreement of any nature with any person/ third party which in any manner restricts the access/ egress to the said **Entire Land** through the common passage and to the main road (Diamond Harbour Road) and may give rise to any dispute for access.
- w. No part or portion of the Project Land is used for agriculture nor affected by Sec 4E of the West Bengal Land Reforms Act, 1955.
- x. The Memorandum and Articles of Association of the **Vendors** adequately disclose the fact that selling and transferring the said **Entire 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 **Vendors, PS Group/Confirming Party No.2** and the **Purchaser** herein and pursuant to the **Representations** and Offer made by the **Vendors** to the **Purchaser** and the **Purchaser**, having relied upon the **Representations** of the **Vendors** as aforesaid and believing the same to be true and acting on faith thereof and thereafter having accepted the offer of the **Vendors** and in consideration of the said sum of **Rs. 3,56,16,000/- [Rupees Three Crore Fifty Six Lakh and Sixteen Thousand Only]** of the lawful money of the Union of India well and truly paid by the **Purchaser** at the instance of the **PS Group/Confirming Party No.2** herein and in terms of the LOI, to the **Vendors** herein (the receipt whereof the **Vendors** do and each of them doth hereby and also by the receipt hereunder written admit and acknowledge to have been received and of and from the payment of the same and every part thereof doth hereby acquit, release, exonerate and discharge the **Purchaser** and the said **ENTIRE LAND** hereby intended to be sold, transferred and conveyed) the **Vendors** with the consent and concurrence of the **Confirming Party No.1, PS Group/Confirming Party No.2** and

Grantors/Confirming Party No.3 do and each of them doth hereby indefeasibly grant, sell, transfer, convey, assign and assure unto and to the **Purchaser** the said **ENTIRE LAND** being **ALL THAT** the pieces and parcels of Homestead Land (Bastu) admeasuring **35.63 Decimals** more or less having rayati sthiban cakhall rights therein and comprised in **R.S./L.R. Dag No. 28** measuring **5.75 Decimals** more or less corresponding to **L.R. Khatian No. 2150** (previous **R.S. Khatian No. 326**) **AND R.S./L.R. Dag No. 28** measuring **5.75 Decimals** more or less corresponding to **L.R. Khatian No. 2151** (previous **R.S. Khatian No. 326**) **AND R.S./L.R. Dag No. 28** measuring **4.00 Decimals** more or less corresponding to **L.R. Khatian No. 4654** (previous **L.R. Khatian No. 2862 and 2863**) **AND R.S./L.R. Dag No. 28** measuring **10.00 Decimals** more or less corresponding to **L.R. Khatian No. 4168** (previous **L.R. Khatian No. 268/1**) **AND R.S./L.R. Dag No. 28** measuring **6.00 Decimals** more or less corresponding to **L.R. Khatian No. 4236** (previous **L.R. Khatian No. 268/1**) **AND R.S./L.R. Dag No. 28** measuring **4.13 Decimals** more or less corresponding to **L.R. Khatian No. 4659** (previous **L.R. Khatian No. 1279**) 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 **ENTIRE 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 **ENTIRE LAND** and more fully and particularly mentioned and described in the **SIXTH SCHEDULE** hereunder written read together with the **First Schedule, Second Schedule, Third Schedule, Fourth Schedule and Fifth Schedule** hereunder written **OR HOWSOEVER OTHERWISE** the said **ENTIRE 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 **ENTIRE LAND** and every part or portion thereof **AND** all the legal incidences thereof **AND** all the estate right title interest inheritance possession use trust property claims and demands whatsoever both at law and in equity of the **Vendors** into or upon and in respect of the said **ENTIRE 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 **ENTIRE LAND** or any part or portion thereof which now are or hereinafter shall or may be in the custody power possession or control of the **Vendors** or any person or persons from whom the **Vendors** can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said **ENTIRE LAND** hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the **Purchaser** absolutely and forever free from all encumbrances including but **NOT** limited to charges, liens, lispendense, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, exchange, trusts, adverse possession, 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 more fully and particularly described and mentioned in the **Seventh Schedule** hereunder written) absolutely and forever free from all encumbrances whatsoever.

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

- a. **THAT NOTWITHSTANDING** any act, deed matter or thing whatsoever by the **Vendors** done or executed or knowingly suffered to the contrary the **Vendors** are now absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said **ENTIRE LAND** together with all the appurtenances thereto hereby sold, granted, conveyed, transferred, assigned and intended so to be and every part or portion thereof for a perfect and indefeasible estate or inheritance without any manner or conditions use trust encumbrances or to make void the same;
- b. **THAT NOTWITHSTANDING** any act, deed or thing or committed by the **Vendors** or any of its ancestors or predecessors-in-title, the **Vendors** have good right full power and absolute authority to sell, grant, convey, transfer, assign and assure the said **ENTIRE 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 **ENTIRE 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, dispendense, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, exchange, trusts, adverse possession, debutter or any type of encumbrance whatsoever or howsoever made or suffered by the **Vendors** or any persons having or lawfully or equitably claiming any estate or interest therein through under or in trust for the **Vendors** in the said **ENTIRE LAND** together with appurtenances thereto hereby sold in the manner aforesaid.

- d. **AND THAT** the **Purchaser** shall and may at all times hereafter peacefully and quietly hold possess and enjoy the same and every part thereof and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the **Vendors** or any person or persons lawfully claiming through from under or in law or trust for the **Vendors** or any of its/his/her/their ancestors or predecessors-in-title.
- e. **AND FURTHER THAT** the **Vendors** and all persons having lawfully or equitably claiming any estate, right, title, interest, use, trust, property, claim and demand whatsoever and howsoever into or upon and in respect of the said **ENTIRE LAND** together with the appurtenances thereto hereditament and premises or any part or portion thereof through or under or in trust for the **Vendors** or any of its/his/her/their ancestors or predecessors-in-title shall and will from time to time and at all times hereafter at the request cost and expenses of the **Purchaser** make, do, execute and perfect or cause to be made, done executed and perfected all such further and absolutely assuring, conveying and confirming the said **ENTIRE LAND** unto and to the use and benefit of the said **Purchaser** forever in the manner as aforesaid, as the said **Purchaser** shall or may reasonably require **AND FURTHER MORE THAT** the **Vendors** shall at all times hereafter indemnify and keep indemnified the **Purchaser** against losses, damages, costs, charges and expenses, if any, suffered by reason of any hidden defect in title of the **Vendors** or any breach of the covenants hereunder contained and for giving effect to this clause the other various properties of the **Vendors** shall have charge created upon them, in discharge of the present indemnity given by the **Vendors** in favour of the **Purchaser**;
- f. **THAT** the **Vendors** are executing this Sale Deed in favour of the **Purchaser** at the instance of the **PS Group/Confirming Party No.2** as part performance of the LOI No.T-220/L 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 **ENTIRE LAND**.
- g. **THAT** the **Vendors** also hereby irrevocably declares and confirms that, save and except the said Development Agreement mentioned hereinbefore It has not entered into any kind of agreement, moreover all the agreements and the said Development Agreement in respect of the said **ENTIRE 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 **ENTIRE LAND** and delivered quiet, vacant and peaceful possession of the said **ENTIRE 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 **Fifth Schedule** hereunder written is no way the assigned land as defined in Endowment Act and the said **ENTIRE LAND** or any part or portion thereof is not a leasehold property in any manner whatsoever.
- i. **THAT NOTWITHSTANDING** anything contained herein, the **Vendors** shall without any demur sign and execute all letters, papers, plans, documents, applications etc as and when called upon by the **Purchaser** to do so or otherwise the **Purchaser** as the authorized representative and/or constituted attorney of the **Vendors** shall be deemed empowered to sign and/or execute all letters, papers, plans, documents, applications etc, that may be required from time to time to be executed for the limited purpose of obtaining all such mandatory and/or prior sanctions or approvals from the statutory authority or authorities, in the context of the said **ENTIRE LAND**.
- j. **THAT NOTWITHSTANDING** anything contrary contained herein, the **Vendors** shall be solely and absolutely responsible for liquidating all such arrear and/or outstanding statutory claims, demands or impositions in the form of panchayat and/or municipal rates or taxes or such other statutory dues, levies or otherwise and in the event the **Vendors** do not settle or liquidate such statutory claims or demands within ninety days from the date of execution of these presents, the **Purchaser** shall be deemed to have a first charge upon other properties of the **Vendors** and the same shall only be considered fully satisfied and discharged upon the **Vendors** making the said **ENTIRE LAND** free from all encumbrances of whatsoever nature.
- k. **AND ALSO** the **Vendors** have not at any time done or executed or knowingly suffered or been part to any act deed or things whereby and whereunder the said **ENTIRE LAND** together with all appurtenances thereto hereby sold, granted, transferred and conveyed or expressed or so to

be or any part or portion thereof is or may be impeached or encumbered or affected in title or otherwise.

- l. **AND THAT** the **Vendors** shall and will make and affirm such affidavit or affidavits and sign all papers and documents as necessary for the purpose of effecting mutation of the **Purchaser's** name in the records of the Kulerdar Gram Panchayat and/or with the Office of the Block Land & Land Reforms Officer, Bishnupur-I Block and/or also with such other statutory body or bodies.
- m. **AND** the **Vendors** do and each of them doth hereby further covenant and assure the **Purchaser** that it has not encumbered the said **ENTIRE 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 **ENTIRE LAND** together with all appurtenances thereto hereditament and premises or any part or portion thereof the **Vendors** shall and will indemnify the **Purchaser** entirely for the losses and damages to be suffered by it in respect of the said **ENTIRE LAND**.
- n. **AND FURTHER THAT** the **Vendors** do and each of them doth hereby declare and confirm that it does not hold any excess vacant land within the meaning of Urban Land (Ceiling & Regulation) Act 1976, both as amended up to date.
- o. **AND FURTHER THAT** the **Vendors** shall and will pay all outstanding panchayat and/or municipal rates and taxes, government revenues and all other impositions whatsoever due and payable by the **Vendors** or any of their predecessors-in-title/interest up to the date of these presents.
- p. **AND IT IS HEREBY FURTHER AGREED AND DECLARED** by and between the parties hereto that the **Vendors** covenant and assured the **Purchaser** that all such relevant title deeds, link deeds or prior deeds muniments, papers, documents and receipts in respect of the said **ENTIRE LAND** hereby conveyed to the **Purchaser** hereto and more fully and particularly mentioned and described in the **Sixth Schedule** hereunder written shall be delivered up in

favour of the **Purchaser** herein simultaneously with the execution and registration of these presents.

- q. **AND IT IS HEREBY FURTHER AGREED AND DECLARED** by and between the parties hereto that the **Vendors** covenant and assured the **Purchaser** that all such title deeds, link deeds or prior deeds muniments, papers, documents and receipts in respect of the said **ENTIRE LAND** hereby conveyed to the **Purchaser** hereto and more fully and particularly mentioned and described in the **Sixth Schedule** hereunder written remaining in the custody, control and power of the **Vendors** herein shall be kept fully secured, saved harmless, unobliterated and un-defaced with the covenant for production, inspection maintenance and security and the **Purchaser** herein shall have the right and power to take inspection thereof or obtain extracts therefrom at its own costs and expenses at all times upon forty eight hours prior notice in writing to the **Vendors** herein and the **Vendors** shall produce the original of those documents to all courts of law, tribunals, arbitration proceeding and other places at all times upon request and cost of the **Purchaser** herein upon forty eight hours prior notice in writing.
- r. **AND THAT** the **Vendors** also declares and confirms that it is in khas and vacant possession of the said **ENTIRE LAND** together with all appurtenances thereto and no one else has any right or interest therein or on any part or portion thereof as occupant or otherwise.
- s. **AND THAT** the **Vendors** herein declares and confirms that the said **ENTIRE LAND** more fully and particularly mentioned and described in the **Sixth Schedule** hereunder written has got no claim whatsoever with any government body and/or statutory body and/or any agency under the Government.
- t. **AND THAT** it is deemed that the **Vendors** simultaneously with the execution of these presents the **Vendors** has put the **Purchaser** into actual, physical, vacant and peaceful possession of the said **ENTIRE LAND** in implementation of these presents and the covenants as recorded herein.
- u. **AND THE VENDORS** do and each of them doth hereby assure and covenant with the **Purchaser** that in the event of there being any defect in title and/or any claim from any third Party, or any of the representations is found to be incorrect or false, the **Vendors** shall cause such defect to be removed, remedied and for such purposes sign, execute and register all such

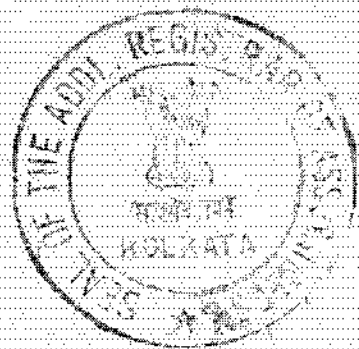
deeds of rectification and/or declaration and/or amendment and as such the **Vendors** have agreed to keep the **Purchaser** saved, harmless and fully indemnified from and against all costs, charges, claims, actions, suits and proceedings arising out of such defect in title and/or misrepresentation **AND** if for any reason whatsoever the **Vendors** fails to execute and register such deeds of rectification and/or declaration and/or amendment, under such eventuality the **Vendors** herein authorize and/or empower the **Purchaser** to represent the **Vendors** as his/her/their/its constituted attorney and sign, execute and present for registration such deeds of rectification and/or declaration and/or amendment before the concerned registering authority or authorities;

- v. **AND FURTHER THAT** Schedules and Plans annexed hereto form and constitute as an integral part of this Deed and while constructing and/or interpreting the meaning of this Deed the same shall be relied upon **AND** simultaneously with the execution of this Deed of Conveyance the **Vendors** have made over to the **Purchaser** the actual, physical, vacant and peaceful possession of the said **ENTIRE LAND**.

THE FIRST SCHEDULE ABOVE REFERRED TO
(SAID LOT-A LAND)

ALL THAT the pieces and parcels of Sali Land admeasuring **11.50 Decimals** more or less having rayati shitaliban dakhali rights therein and comprised in **R.S./L.R. Dag No. 28** corresponding to **L.R. Khatian Nos. 2150 & 2151** (previous **R.S. Khatian No. 326**) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South), a detail where of is set out hereinafter.

Sl. No.	R.S. Dag No.	L.R. Dag No.	L.R. Khatian No.	Nature of Land	Share in Dag	Total Area in Dag (Decimal)	Area conveyed (Decimal)
1.	28	28	2150 & 2151	Sali	0.2447	47.00	11.50
TOTAL							11.50



THE SECOND SCHEDULE ABOVE REFERRED TO**(SAID LOT-B LAND)**

ALL THAT the pieces and parcels of Sali Land admeasuring 4.00 Decimals more or less having revati sthliban dakhali rights therein and comprised in R.S./L.R. Dag No. 28 corresponding to L.R. Khatian No. 4654 (previous L.R. Khatian Nos. 2862 & 2863) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South), a detail where of is set out hereinafter.

Sl. No.	R.S. Dag No.	L.R. Dag No.	L.R. Khatian No.	Nature of Land	Share in Dag	Total Area in Dag (Decimal)	Area conveyed (Decimal)
1.	28	28	4654	Sali	0.0756	47.00	4.00
TOTAL							4.00

THE THIRD SCHEDULE ABOVE REFERRED TO**(SAID LOT-C LAND)**

ALL THAT the pieces and parcels of Sali Land admeasuring 10.00 Decimals more or less having revati sthliban dakhali rights therein and comprised in R.S./L.R. Dag No. 28 corresponding to L.R. Khatian No. 4168 (previous L.R. Khatian No. 268/1) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South), a detail where of is set out hereinafter.

Sl. No.	R.S. Dag No.	L.R. Dag No.	L.R. Khatian No.	Nature of Land	Share in Dag	Total Area in Dag (Decimal)	Area conveyed (Decimal)
1.	28	28	4168	Sali	0.2127	47.00	10.00
TOTAL							10.00

THE FOURTH SCHEDULE ABOVE REFERRED TO

(SAID LOT-D LAND)

ALL THAT the pieces and parcels of Sali Land admeasuring 6.00 Decimals more or less having rayati sthltiban dakhali rights therein and comprised in R.S./L.R. Dag No. 28 corresponding to L.R. Khatian No. 4236 (previous L.R. Khatian No. 268/1) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South), a detail where of is set out hereinafter:

Sl. No.	R.S. Dag No.	L.R. Dag No.	L.R. Khatian No.	Nature of Land	Share in Dag	Total Area in Dag (Decimal)	Area conveyed (Decimal)
1.	28	28	4236	Sali	0.1266	47.00	6.00
TOTAL							6.00

THE FIFTH SCHEDULE ABOVE REFERRED TO

(SAID LOT-E LAND)

ALL THAT the pieces and parcels of Sali Land admeasuring 4.13 Decimals more or less having rayati sthltiban dakhali rights therein and comprised in R.S./L.R. Dag No. 28 corresponding to L.R. Khatian No. 4659 (previous L.R. Khatian No. 1279) lying and situated at Mouja Daulatpur,

J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub-Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South), a detail where of is set out hereinafter:

Sl. No.	R.S. Dag No.	L.R. Dag No.	L.R. Khatian No.	Nature of Land	Share in Dag	Total Area in Dag (Decimal)	Area conveyed (Decimal)
1.	28	28	4659	Sali	0.0851	47.00	4.13
TOTAL							4.13

THE SIXTH SCHEDULE ABOVE REFERRED TO

(SAID ENTIRE LAND)

ALL THAT the pieces and parcels of Homestead Land (Bastu) admeasuring 35.63 Decimals more or less having rayati sthitban dakhali rights therein and comprised in R.S./L.R. Dag No. 28 measuring 5.75 Decimals more or less corresponding to L.R. Khatian No. 2150 (previous R.S. Khatian No. 326) AND R.S./L.R. Dag No. 28 measuring 5.75 Decimals more or less corresponding to L.R. Khatian No. 2151 (previous R.S. Khatian No. 326) AND R.S./L.R. Dag No. 28 measuring 4.00 Decimals more or less corresponding to L.R. Khatian No. 4654 (previous L.R. Khatian No. 2862 and 2863) AND R.S./L.R. Dag No. 28 measuring 10.00 Decimals more or less corresponding to L.R. Khatian No. 4168 (previous L.R. Khatian No. 268/1) AND R.S./L.R. Dag No. 28 measuring 6.00 Decimals more or less corresponding to L.R. Khatian No. 4236 (previous L.R. Khatian No. 268/1) AND R.S./L.R. Dag No. 28 measuring 4.13 Decimals more or less corresponding to L.R. Khatian No. 4659 (previous L.R. Khatian No. 1279) lying and situated at Mcuja Dau/ampur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub-Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South), a detail where of is set out hereinafter:

Sl. No.	R.S. Dag No.	L.R. Dag No.	L.R. Khatian No.	Nature of Land	Share in Dag	Total Area in Dag (Decimal)	Area conveyed (Decimal)
1.	28	28	2150	Bastu	0.1223	47.00	5.75
2.	28	28	2151	Bastu	0.1224	47.00	5.75
3.	28	28	4654	Bastu	0.0756	47.00	4.00
4.	28	28	4168	Bastu	0.2127	47.00	10.00
5.	28	28	4236	Bastu	0.1266	47.00	6.00
6.	28	28	4659	Bastu	0.0851	47.00	4.13
TOTAL							35.63

OR HOWSOEVER OTHERWISE the said L.R. Dag No. 28 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. 28

- ON THE NORTH : By R.S./L.R. Dag No.27;
ON THE EAST : By R.S./L.R. Dag No.30 ;
ON THE SOUTH : By R.S./L.R. Dag No.29 and 28 (Part);
ON THE WEST : By R.S. Dag No.117 of Mouza Sarmaisterchak and R.S. and L.R. Dag No.28 of Mouza Daulatpur;

THE SEVENTH SCHEDULE ABOVE REFERRED TO
(SAID COMMON PASSAGE)

ALL THAT the pieces and parcels of land admeasuring **36.73 Decimals** more or less comprised in L.R. Dag No. 701 (corresponding to R.S. Dag No. 501) measuring **7.20 Decimals** more or less

corresponding to L.R. Khatian Nos. 3358, 3359, 9124, 9125, 9126 and 9127 AND L.R. Dag No. 702 (corresponding to R.S. Dag No. 501/773) measuring 6.00 Decimals more or less corresponding to L.R. Khatian Nos. 3358, 3359, 9124, 9125, 9126 and 9127 AND L.R. Dag No. 703 (corresponding to R.S. Dag No. 501/774) measuring 18.86 Decimals more or less corresponding to L.R. Khatian Nos. 3358, 3359, 9124, 9125, 9126 and 9127 AND L.R. Dag No. 700 (R.S. Dag No. 502) measuring 4.67 Decimals more or less corresponding to L.R. Khatian Nos. 3358, 3359, 9124, 9125, 9126 and 9127 lying and situated at Mouja - Hanspukuria, J.L. No. 20 and within the territorial jurisdiction of Thakurpukur Police Station (previously Behala Police Station) and within the jurisdiction of the Additional District Sub Registration Office Behala 24 Parganas (South) and within the local limits of Ward No. 144 of the Kolkata Municipal Corporation and in the District of 24 Parganas (South), a detail where of is set out hereinafter.

Sl. No.	R.S. Dag No.	L.R. Dag No.	L.R. Khatian No.	Nature of Land	Share in Dag	Total Area in Dag (Decimal)	Area conveyed (Decimal)
1.	501	701	3358, 3359, 9124, 9125, 9126 & 9127	Bastu	0.0960	82.00	7.20
2.	501/773	702	3358, 3359, 9124, 9125, 9126 & 9127	Bastu	0.1134	87.00	6.00
3.	501/774	703	3358, 3359, 9124, 9125, 9126 & 9127	Bastu	0.5837	32.00	18.86
4.	502	700	3358, 3359, 9124, 9125, 9126 & 9127	Bastu	0.5714	7.00	4.67
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 AND DELIVERED by the
withinnamed Deepak Kumar Jayaswal at
Kolkata in the presence of:

Deepak Kumar Jayaswal

1. *Arupit Kapab*
W/o Rajjati Kapab
122/1R, S.N.H. Sarani,
Kol - 26

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

SIGNED SEALED AND DELIVERED by the
withinnamed Anup Kumar Jayaswal at
Kolkata in the presence of:

Anup Kumar Jayaswal

1. *Arupit Kapab*

2. *Jayantakay*