

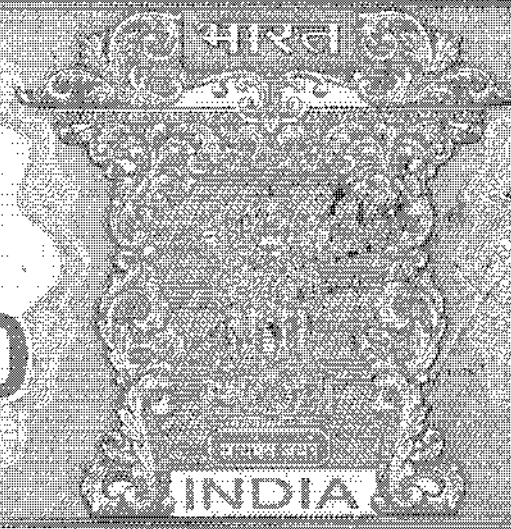
Book-1, volume-1900, P-195644-195729, Deed-3193, year-2020

D. Sarkar

28/8

भारतीय नैर न्यायिक

दस
रुपये
रु. 10



TEN
RUPEES
Rs. 10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

45AB 120407

Serial No. 1642 4/9/2020
 EK. No. D Vol. No. 1954 Page No.
 3193 Year 2020
 Description Type: L. 10000
 Co., group and District
 Copying Fee Per Page
 Printing Charge for Map or Plan
 Taxation Charges

645.00

Under Article T (1) & F (2)
 Under Article T (1) & F (b)
 Price of Stamp
 Price of Court Fee
 Price of Court Paper
 Cost of Printing
 Total of Above
 Total of Above
 Total of Above
 Total of Above
 Total of Above

4.00
 10.00
 10.00
 645.00
 669.00

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

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

10996

No. 10/- Date

07 AUG 2020

Name: B. C. LAHIRI

Advocate

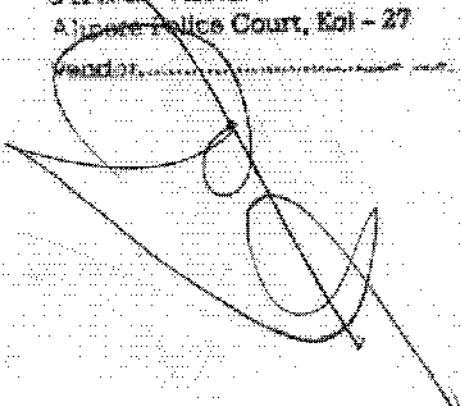
Address: Alipara Judge's Court, Koi-27
Alipara Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipara Police Court, Koi - 27

Vendor



3431/2020

I-3193/2020

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE HUNDRED RUPEES

भारत INDIA

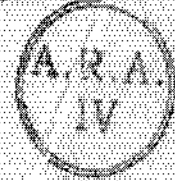
INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

AD 323913

Certified that this Document is admitted for Registration. The Signature Sheet and the endorsement stamp thereon are the part of the Document.

1904
2



6/0033/2020

₹ 2035,200/-

[Signature]
6 JUL 2020

1104
200
100
200

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



093033

Sl. No.

Date

14 FEB 2020

Name

Age

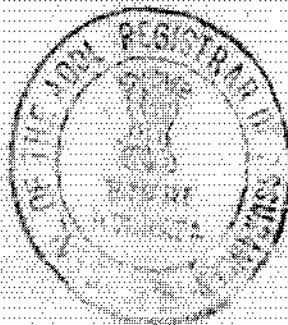
Prof.

1994/1995/2000

High Court, Calcutta

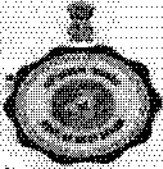
Handwritten signature

SOMITRA CHANDA
Licensed Stamp Vendor
2/3, E. S. Roy Road, Kol-1



[Signature]
ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
25 JUN 2020

*Identified by me
Prabhu Mondal
to Raj K. Mondal
to Lord Saha Rd
Kol-71*



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

GRN: 19-202021-002257345-8
GRN Date: 26/06/2020 17:10:00
BRN: 9686246884120
SBI ePay txn No.: 206566506462681

Payment Mode: Net Banking-SELF
Payment Gateway: SBI ePay-Canara Bank
BRN Date: 26/06/2020 17:12:14
SBI ePay txn Date: 26/06/2020 17:11:09

DEPOSITOR'S DETAILS

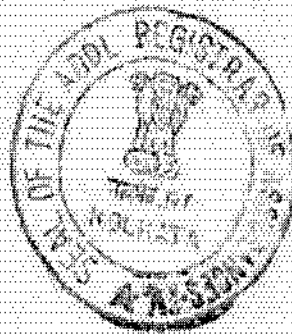
Name: CGEWHO
Contact No.
E-mail:
Address: 6TH FLOOR JANPATH BHAWAN NEW DELHI
User Type: Buyer/Claimants
Id No.: 200061003315/2020
Mobile No. +91 9999956861

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount(₹)
1	200061003315/2020	Property Registration-Registration Fees	0230-03-104-001-15	20373
2	200061003315/2020	Property Registration-Stamp duty	0130-02-103-003-02	101780
Total Amount				122153

In Words: Rupees One Lakh Twenty Two Thousand One Hundred Fifty Three Only.



ADDITIONAL REGISTRAR
OF ASSAM
25 JUN 2020



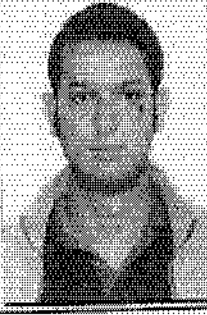


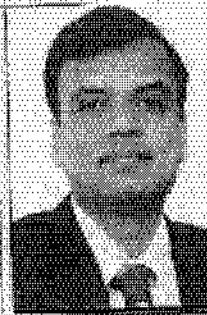
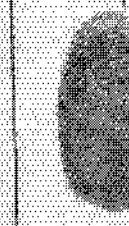

Government of West Bengal

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

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

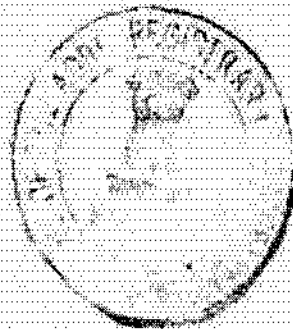
Signature / LTI Sheet of Query No/Year 19042000610033/2020

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 SIDHARTHA MUKHERJEE Alias Mr SIDHARTHA MUKHOPADHYAY 119, Bhupen Roy Road, P.O- BERNALA, P.S.- Bernala, District-South 24- Parganas, West Bengal, India. PIN- 700074	Seller			 20/07/2020
2	Mr. Sarvesh Kumar Dugar 52M/1, Ballygunge Circular Road, P.O- BALLYGUNGE, P.S.- Ballygunge, District- South 24- Parganas, West Bengal, India, PIN - 700025	Representative of Seller [SESHVI REAL ESTATE (LLP)]			 20/07/2020

Query No. 19042000610033/2020, 27/07/2020 03:15:31 PM KOLKATA (A.R.A. - IV)


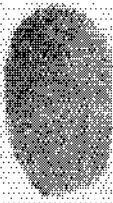

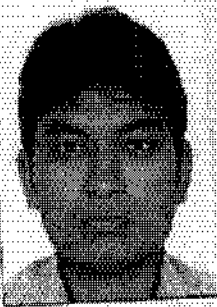


Page 2 of 5

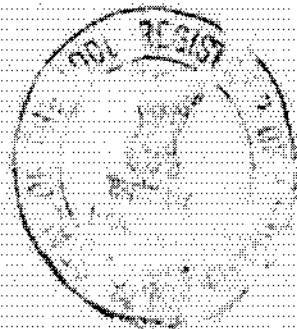


REGISTRAR OF COMPANIES
BANGALORE

25 JUN 2020

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



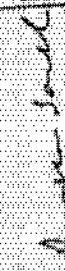
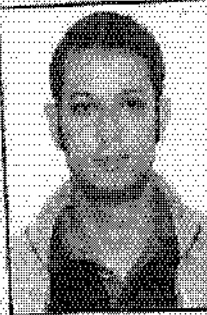


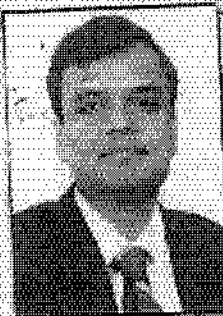


Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr ROSHAN KISHORE Gity Road, Aching, Jangrahi Bhavai, Janrahi Lane, New Delhi, P.O. JANGRAHI LANE, P.S. COMRAUGHT PLACE, Dist. Gurgaon, Haryana, Dist. Gurgaon, PIN - 122001	Representative of Buyer [CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION]			 29/6/2020
4	Mr. Jitendra 30C, Sector 29B Park, P.O., SKRITI TOWNS ROAD, P.S. Gurgaon District - Sector 29B Gurgaon, New Gurgaon, Haryana, PIN - 122001	Representative of Seller [ILLUSION DEVELOPERS PRIVATE LIMITED] [VIRODDH DEVELOPER PRIVATE LIMITED] [JUKKA INFRA PROJECTS PRIVATE LIMITED]			 29/6/2020

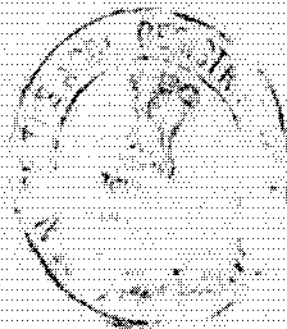


ADDITIONAL DISTRICT
OFFICER ASSURANCE

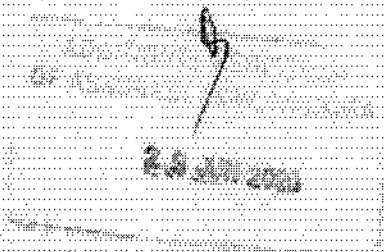
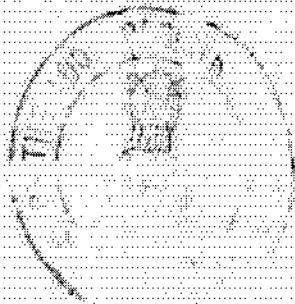
23 JUN 2020

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
5	Mr Anil Kumar Sancheti 269, Campa Street, P.O. LITTLE RUSSEL STREET, P.S., Chandernagar, Corana, District: Kalyan, West Bengal, India, PIN - 741001	Represent ative of Seller [PS GROUP REALTY PRIVATE LIMITED]			 29/6/20
6	Mr. Sanchay Takaraj Sanchay Siddhanta M.I. SANCHAY 119, Bhadracharya Road, P.O. Lal Bahadur Shastri, District: South 24- Parganas, West Bengal, India, PIN - 741001	Represent ative of Seller [ECLAIR FRACO N LLP] [ETARA RENT STA TELLP] [TAKARAJ CHILDHO N LLP]			 29/6/2020
7	Mr. Sanchay Kumar Sanchay Bhadracharya Road, P.O. LAL BAHADUR SHASTRI, District: South 24- Parganas, West Bengal, India, PIN - 741001	Represent ative of Seller [ECLANT FRACO N LLP]			 27.06.2020



ADDITIONAL REGISTRAR
OF DEEDS
23 JUN 2020



EESHVI REAL ESTATE LLP [PAN AAGFE679SP], [LLPIN AAT-9807], a Limited Liability Partnership incorporated under Limited Liability Partnership Act, 2008 and having its registered office at L2C, Chakraberia Road (North), Post Office - Lala Lajpat Rai Sarani, Police Station - Ballygunge, Kolkata 700 020 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, hereinafter called and referred to as "**OWNER/VENDOR**" (Which term or expression shall unless be excluded by or repugnant to the subject or context shall be deemed to mean and include its respective successors-in-interest/office, successors and/or assigns) of the **FIRST PART**

AND

CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION [CGEWHO] [PAN AAATC1861B] a society registered under the Societies Registration Act XXI of 1960 having its registered office at 6th Floor, A-Wing, Janpath Bhavan, Janpath Lane, New Delhi - 110001, represented by its Assistant Director (Administration) **Mr. Roshan Kishore [PAN AWMPK7856] [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] ILLUSION DEVELOPERS PRIVATE LIMITED [PAN AACC16720L] [CIN U45400WB2011PTC165413], a Company incorporated under the Companies Act, 1956, having its registered office at 122/1R, Satyendranath Majumder Sarani, Post Office Kalighat, Police Station Tollygunge, Kolkata 700 026 and represented by its **Director Mr. Rahul Kyal [PAN AGHPK1359F] [AADHAAR 748707934912]**, son of Balkrishan Kyal, residing at 30C, South End Park, Post office - Sarat Bose Road, Police Station - Rabindra Sarobar (formerly Lake Police Station), Kolkata - 700029 **AND [2] SIDDHARTHA MUKHOPADHYAY alias SIDDHARTHA MUKHERJEE [PAN AIFPM4138C] [AADHAAR 903941196665]**, by Nationality Indian, by

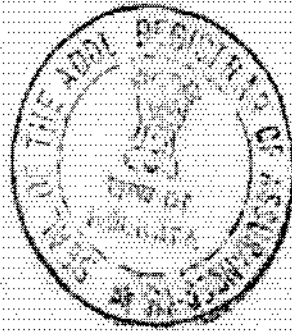
Caste Hindu, son of Late Ashutosh Mukhopadhyay, by occupation Business, residing at 119, Bhupen Roy Road, Post Office - Behala and Police Station - Behala, Kolkata 700 034, hereinafter jointly referred to as the **CONFIRMING PARTY NO.1** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include IN THE CASE of the Company their respective successor-in-interest/office, successors and/or assigns AND IN THE CASE OF the individuals their respective legal heirs, legal representatives, executors, administrators, nominees, successors and/or assigns) of the **THIRD PART**

AND

PS GROUP REALTY PRIVATE LIMITED [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 Sumermali 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 included its successors-in-interest/office, successors and/or assigns) of the **FOURTH PART**

AND

[1] ECLAIR INFRACON LLP [PAN AAGFE6323C] [LLPIN AAK-2137], a Limited Liability Partnership incorporated under Limited Liability Partnership Act, 2008 and having its registered office at 55/1A, Strand Road, Post office - Beadon Street, police Station - Jorabagan, Kolkata - 700006, West Bengal, represented by its Partner **Mr. Siddhartha Mukhopadhyay Alias Siddhartha Mukherjee, [PAN AIFPM4138C] [AADHAAR 903941196665]**, by Nationality Indian, by Caste Hindu, son of Late Ashutosh Mukhopadhyay, by occupation Business, residing at 119, Bhupen Roy Road, Post Office - Behala and Police Station - Behala, Kolkata 700 034, **[2] EKDANT INFRACON LLP [PAN AAGFE9572P] [LLPIN AAM-0306]**, a Limited Liability



REGISTRAR
OF ASSURANCES
KARNATAKA
25 JUN 2020

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 Gandhi Road, Room No. 41, Post Office - Burdobazar, Police Station - Jorasanko, Kolkata - 700007, West Bengal, represented by its Director Mr. Rahul Kyal [PAN AGHPK1359F] [AADHAAR 748707934912], son of Baikrishan Kyal, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 30C, South End Park, Police Station - Rabindra Sarobar (formerly Lake Police Station), Post Office - Sarat Bose Road, Kolkata - 700029, [5] **IKKA INFRA PROJECTS PRIVATE LIMITED [PAN AADCI1900M] [U45400WB2013PTC191426]**, a company incorporated within the meaning of Companies Act, 1956 and having its registered office at 161/1, Mahatma Gandhi Road, Room No. 41, Post Office - Burdobazar, Police Station - Jorasanko, Kolkata - 700007, West Bengal, represented by its Director Mr. Rahul Kyal [PAN AGHPK1359F] [AADHAAR 748707934912], son of Baikrishan 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 **AND [6] EKARAJ BUILDCON LLP [PAN AAGFE6322D] [LLPIN AAK-2378]**, a Limited Liability Partnership incorporated under Limited Liability Partnership Act, 2008 and having its registered office at 122/1R, Satyendra Nath Majumdar, Post Office - Kallighat, Police Station - Tollygunge, Kolkata - 700026, West Bengal, represented by its Partner Mr. Siddhartha Mukhopadhyay Alias Siddhartha Mukherjee [PAN AIFPM4138C] [AADHAAR 903941196665], son of Late

Ashutosh Mukhopadhyay, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 119, Bhupen Roy Road, Police Station - Behala, Post Office - Behala, Kolkata - 700034
AND [7] FOUNTAINGRASS BUILDERS PRIVATE LIMITED [PAN AACCF6126B] [CIN U45400WB2015PTC207089], a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 12(168) Banamali Ghoshal Lane, BL-B, Flat-A4, 1st Floor, Post Office and Police Station Behala, Kolkata 700 034 and represented by its Director Mrs. **Bratati Mukhopadhyay [PAN AESPM6897F] [AADHAAR 884513307107]**, wife of Late Ashutosh Mukhopadhyay, by faith - Hindu, by Occupation - Business, residing at 119, Bhupen Roy Road, Post office - Behala, Police Station - Behala, District - 24 Parganas (South), PIN Code - 700034 hereinafter called and referred to as **GRANTORS/CONFIRMING PARTY NO.3** (which term or expression shall unless be excluded by or repugnant to the subject or context shall be deemed to mean and included their respective successors-in-interest/office, successors and/or assigns) of the **FIFTH PART**

WHEREAS:

1. At all material point of time one Motilal Pailan was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that the piece and parcel of land admeasuring **2.00 Decimals** more or less comprised in **R.S. Dag No. 23** corresponding to **R.S. Khatian No. 261** 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 Kulerdarl 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 Kulerdarl Gram Panchayat upon payment of proportionate rates and taxes as applicable.
2. The said Motilal Pailan who during his lifetime was a Hindu governed by the Dayabriga School of Hindu Law died intestate leaving him surviving his widow Kalidass Pailan and three sons namely Kashinath Pailan, Ratikanta Pailan and Biswanath Pailan and only daughter namely Renubala Mondal, as his only heirs and/or heiresses and/or legal representatives to his estate who upon his death jointly inherited the said Land in equal shares.

3. Thus with the operation of the laws of intestate succession the said Kalidasi Pailan, Kasinath Pailan, Biswanath Pailan, Ratikanta Pailan and Renubala Mondal each of them acquired undivided proportionate one-fifth share or interest and as such jointly became entitled to all that the piece and parcel of land admeasuring 2.00 Decimals more or less comprised in R.S./L.R. Dag No. 23 corresponding to L.R. Khatian Nos. 480, 490, 1227, 1518 and 1632 (previous R.S. Khatian No. 261) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South) and recorded their names in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRO Bishnupur Block as also recorded their names in the records of the Kulerdari Gram Panchayat upon payment of proportionate rates and taxes as applicable (hereinafter referred to as the said **Entire Land**).
4. The said Kalidasi Pailan who during her lifetime was a Hindu governed by the Dayabhaga School of Hindu Law died intestate leaving her surviving her three sons namely Kasinath Pailan, Ratikanta Pailan and Biswanath Pailan and only daughter namely Renubala Mondal, as her only heirs and/or heiresses and/or legal representatives to her estate who upon her death jointly inherited the said one-fifth share in the Entire Land in equal shares.
5. Thus with the operation of the laws of intestate succession the said Kasinath Pailan, Biswanath Pailan, Ratikanta Pailan and Renubala Mondal each of them acquired undivided proportionate one-fourth share or interest and as such jointly became entitled to all that the piece and parcel of land admeasuring 2.00 Decimals more or less comprised in R.S./L.R. Dag No. 23 corresponding to L.R. Khatian Nos. 480, 490, 1227, 1518 and 1632 (previous R.S. Khatian No. 261) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South) and recorded their names in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRO Bishnupur Block as also recorded their names in the records of the Kulerdari Gram Panchayat upon payment of proportionate rates and taxes as applicable.

6. By a Deed of Conveyance dated 15th day of June 2001 made between Renubala Mondal, therein referred to as the Vendor of the one part and Biswanath Pallan and Ratikanta Pallan, therein referred to as the Purchasers of the other part and registered at the Office of District Sub Registrar-IV Alipore 24 Parganas (South) and recorded in Book No. I, CD Volume No. 34, Pages - 155 to 164, Being No. 1522 for the year 2002, the said Renubala Mondal sold transferred and conveyed in favour of the said Biswanath Pallan and Ratikanta Pallan out of the said Entire Land being all that the pieces and parcels of land admeasuring 0.25 Decimals more or less comprised in R.S./L.R. Dag No. 23 corresponding to L.R. Khatian No. 1632 lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South), absolutely and forever free from all encumbrances, charges, liens, lispendense, attachments, mortgages, acquisitions, requisitions, debutor or trust whatsoever at or for a consideration therein mentioned.
7. Thus pursuant to the Deed of Sale dated 15th day of June 2001 as recited above the said Biswanath Pallan and Ratikanta Pallan 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 1.25 Decimals more or less comprised in R.S./L.R. Dag No. 23 corresponding to L.R. Khatian Nos. 1227, 1518 and 1632 lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South).

Sl. No.	Name of the Title Holder	Title acquired from	Share	Area in Decimals
1.	Biswanath Pallan	Motilal Pallan	One-fifth	0.40
	Biswanath Pallan	Kalidasi Pallan	One-fourth	0.10
	Biswanath Pallan	Renubala Pallan	Half share	0.125
Total Share of Biswanath Pallan				0.625

2.	Ratikanta Pailan	Motilal Pailan	One-fifth	0.40
	Ratikanta Pailan	Kalidasi Pailan	One-fourth	0.10
	Ratikanta Pailan	Renubala Pailan	Half share	0.125
Total Share of Ratikanta Pailan				0.625

8. The said Kasinath Pailan who during his lifetime was a Hindu governed by the Dayabhaga School of Hindu Law died Intestate as a bachelor leaving him surviving his two brothers namely Ratikanta Pailan and Biswanath Pailan and only sister namely Renubala Mondal, as his only heirs and/or heiresses and/or legal representatives to his estate who upon his death jointly inherited the said one-fourth share in the Entire Land, in equal shares.

9. Thus with the operation of the laws of Intestate succession and in pursuance of the Deed of Sale dated 15th June 2001 the said Biswanath Pailan, Ratikanta Pailan and Renubala Mondal each of them became well and sufficiently entitled to all that the undivided share or interest in the said Entire Land, in the manner morefully described in the table hereunder:-

Sl. No.	Name of the Title Holder	Title acquired from	Share	Area in Decimals
1.	Biswanath Pailan	Motilal Pailan	One-fifth	0.40
	Biswanath Pailan	Kalidasi Pailan	One-fourth	0.10
	Biswanath Pailan	Renubala Pailan	Half share	0.125
	Biswanath Pailan	Kasinath Pailan	One-third	0.166
Total Share of Biswanath Pailan				0.791
2.	Ratikanta Pailan	Motilal Pailan	One-fifth	0.40
	Ratikanta Pailan	Kalidasi Pailan	One-fourth	0.10
	Ratikanta Pailan	Renubala Pailan	Half share	0.125
	Ratikanta Pailan	Kasinath Pailan	One-third	0.166
Total Share of Ratikanta Pailan				0.791
3.	Renubala Mondal	Motilal Pailan	One-fifth	0.40
	Renubala Mondal	Kalidasi Pailan	One-fourth	0.10

Total Area			0.50
Transferred in favour of Biswanath Pailan and Ratikanta Pailan			0.25
Area remaining after transfer			0.25
Renubala Mondal	Kasinath Pailan	One-third	0.166
Total Share of Renubala Mondal			0.416

10. Thus the said Biswanath Pailan became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to out of the said Entire Land being all that the pieces and parcels of land admeasuring 0.791 Decimals more or less comprised in R.S./L.R. Dag No. 23 corresponding to L.R. Khatian Nos. 480, 490, 1518 and 1632 lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South) (hereinafter referred to as the said Biswanath's Land).
11. The said Biswanath Pailan who during his lifetime was a Hindu governed by the Dayabhaga School of Hindu Law died intestate leaving him surviving his widow namely Susama Pailan and two sons namely Dhiraj Pailan and Swaraj Pailan, as his only heirs and/or heiresses and/or legal representatives to his estate who upon his death jointly inherited the said Biswanath's Land in equal shares.
12. Thus with the operation of the laws of intestate succession and pursuant to the Deed of Sale dated 15th day of June 2001 as recited hereinabove the said Ratikanta Pailan, Renubala Mondal, Susama Pailan, Dhiraj Pailan and Swaraj Pailan jointly acquired right title and interest and as such became seized and possessed of and/or otherwise well and sufficiently entitled to all that the piece and parcel of land admeasuring 2.00 Decimals more or less comprised in R.S./L.R. Dag No. 23 corresponding to L.R. Khatian Nos. 480, 490, 1227, 1518 and 1632 (previous R.S. Khatian No. 261) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office Bishnupur 24 Parganas (South) and within the local

limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South) (hereinafter referred to as the said **Entire Land**).

13. By a Deed of Conveyance dated 19th day of January 2015 made between Ratkanta Pailan, Susama Pailan, Dhiraj Pailan and Swaraj Pailan, therein referred to as the Vendors of the One Part and the Vendor herein, 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. I, Pages - 4656 to 4673, **Being No. 314** for the year 2015, the said Ratkanta Pailan and three others sold transferred and conveyed in favour of the Vendor herein out of the said Entire Land being **all that the piece and parcel of land admeasuring 1.60 Decimals** more or less comprised in **R.S./L.R. Dag No. 23** corresponding to **L.R. Khatian Nos. 480, 490, 1227 and 1518** lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South), absolutely and forever free from all encumbrances, charges, liens, lispense, attachments, mortgages, acquisitions, requisitions, debutor or trust whatsoever at or for a consideration therein mentioned.
14. Thus pursuant to the Deed of Sale dated 19th day of January 2015 as recited above the said Eeshvi Real Estate Pvt. Ltd., being the Vendor 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 piece and parcel of land admeasuring 1.60 Decimals** more or less comprised in **R.S./L.R. Dag No. 23** corresponding to **L.R. Khatian No. 4656** (previous L.R. Khatian Nos. 480, 490, 1227 and 1518) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South) and recorded its name in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRO Bishnupur Block as also recorded its name in the records of the Kulerdari Gram Panchayat upon payment of proportionate rates and taxes as applicable (hereinafter referred to as the said **Lot-A Land**) (which is morefully and particularly described and mentioned in the **First Schedule** hereunder written).

15. By another Deed of Conveyance dated 10th day of March 2015 made between the said Renubala Mondal, therein referred to as the Vendor of the One Part and Dhiraj Pailan and Swaraj Pailan, therein referred to as the Purchasers of the Other Part and registered at the Office of District Sub Registrar - IV Allpore 24 Parganas (South) and recorded in Book No. I, CD Volume No. 9, Pages - 4545 to 4564, Being No. 2445 for the year 2015, the said Renubala Mondal sold transferred and conveyed in favour of the said Dhiraj Pailan and Swaraj Pailan out of the said Entire Land being all that the piece and parcel of land admeasuring 0.416 Decimals more or less comprised in R.S./L.R. Dag No. 23 corresponding to L.R. Khatian Nos. 480, 490 and 1632 lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South), 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.
16. By another Deed of Conveyance dated 17th day of June 2015 made between the said Dhiraj Pailan and Swaraj Pailan, therein referred to as the Vendors of the One Part and the Vendor herein, therein referred to as the Purchaser of the Other Part and registered at the Office of District Sub Registrar - IV Allpore 24 Parganas (South) and recorded in Book No. I, Volume No. 1604-2015, Pages - 14328 to 14355, Being No. 4717 for the year 2015, the said Dhiraj Pailan and Swaraj Pailan sold transferred and conveyed in favour of the Vendor herein all that the piece and parcel of land admeasuring 0.416 Decimals more or less comprised in R.S./L.R. Dag No. 23 corresponding to L.R. Khatian Nos. 480, 490 and 1632 lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South), 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.

17. Thus pursuant to the Deed of Sale dated 17th day of June 2015 as recited above the said Eeshvi Real Estate Pvt. Ltd., being the Vendor 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 piece and parcel of land admeasuring 0.416 Decimals more or less comprised in R.S./L.R. Dag No. 23** corresponding to **L.R. Khatian No. 4656** (previous L.R. Khatian Nos. 480, 490 and 1632) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South) and recorded its name in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRO Bishnupur Block as also recorded its name in the records of the Kulerdari Gram Panchayat upon payment of proportionate rates and taxes as applicable (hereinafter referred to as the said **Lot-B Land**) (which is morefully and particularly described and mentioned in the **Second Schedule** hereunder written).
18. Thus the Vendor herein pursuant to the two Deeds of Sale dated 19th day of January 2015 and 17th day of June 2015 have become absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the Lot-A Land and the Lot-B Land being **all that the piece and parcel of land admeasuring 2.00 Decimals more or less comprised in R.S./L.R. Dag No. 23** corresponding to **L.R. Khatian No. 4656** (previous L.R. Khatian Nos. 480, 490, 1227, 1518 and 1632) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South) and recorded its name in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRO Bishnupur Block as also recorded 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 **Entire Land**) (which is morefully and particularly described and mentioned in the **Third Schedule** hereunder written).
19. After mutation of its name the said Eeshvi Real Estate Private Limited made a application at the Office of the Block Land & Land Reforms Officer, Bishnupur – I at Bhasa, 24 Parganas

(South) for conversion of the land use from agricultural land and/or Sali to Bastu and accordingly by a order being Memo No. S-2/414/BLRO-Bishnupur-I/13 dated 22nd June 2015 the said conversion application was granted and disposed off and accordingly the land use was changed from agricultural land and/or Sali to Bastu. Pursuant to obtaining necessary conversion of the nature of land use from Sali to Bastu the said Eeshvi Real Estate Private Limited has become entitled to utilize the said Entire Land for bastu purpose and/or for construction of any realstate projects.

20. Pursuant to the resolution dated 9th day of March 2017 taken in terms of the provisions of the Companies Act, 2013 the said Eeshvi Real Estate 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 Eeshvi Real Estate LLP, being the Vendor herein and accordingly a certificate of incorporation dated 28th day of March 2017 was issued by the Registrar of Companies, West Bengal.
21. Pursuant to such conversion of Eeshvi Real Estate Private Limited to Eeshvi Real Estate LLP, an application was made before the Office of the BL & LRO Bishnupur Block for recording such change of name and accordingly the records of right were amended and/or modified wherein the name of Eeshvi Real Estate Pvt. Ltd. was changed to Eeshvi Real Estate LLP.
22. 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.
23. 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 Allpore, 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.

24. The Vendor herein, as per the terms and conditions of the said Development Agreement, executed several registered General Power of Attorneys in favour of the said PS Vinayak Complex LLP authorizing it to act, do and perform the acts deeds and things therein specified for the development of the said Larger Property which includes the said Entire Land.
25. The Confirming Party No.1 herein being the co-owners of such undivided part or portion of R.S./L.R. Dag No. 23 are jointly seized and possessed of the remaining portion of land comprised in the said R.S./L.R. Dag No.23, 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 Entire Land, which is being transferred under these presents in favour of the Purchaser herein.
26. In consideration of the rights and interest available by virtue of the said Development Agreement to the said PS Vinayak Complex LLP, PS Group Realty Private Limited, the Confirming Party No.2 herein, as a designated partner of the said PS Vinayak Complex LLP,

has submitted a proposal on 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**).

27. 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.
28. By an Agreement for Cancellation dated 28th day of February 2020 made and executed between the said Deepak Kumar Jayaswal and another, therein referred to as the Owners of the One Part and the said PS Vinayak Complex LLP, therein referred to as the Developer of the Other Part and registered at the Office of the District Sub Registrar – IV Allpore, 24 Parganas (South) and recorded in Book No. 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.
29. 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 Eesnl 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.

30. By another Agreement for Cancellation dated 27th day of February 2020 made and executed between Bratabi 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 Bratabi 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.

31. 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**.

32. In consideration of the above understanding the Vendor herein and PS Vinayak Complex LLP and PS Group Realty Private Limited herein and the said LOI issued by the CGEWHO to the PS Group Realty Private Limited herein, the Vendor herein has agreed to sell, transfer and convey in favour of the Purchaser herein and the Purchaser has agreed to purchase all that the piece and parcel of homestead Land (Bastu) admeasuring **2.00 Decimals** more or less comprised in **R.S./L.R. Dag No. 23** corresponding to **L.R. Khatian No. 4656** (previous L.R. Khatian Nos. 480, 490, 1227, 1518 and 1632) 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 Kulerdar Gram Panchayat and in the District of 24 Parganas (South), at or for a total consideration of **Rs. 20,35,200/- [Rupees Twenty Lakh Thirty Five Thousand and Two Hundred Only]** and on such terms and conditions hereinafter mentioned (hereinafter for the sake of brevity referred to as the said **Entire Land**) (which is more fully and particularly described and mentioned in the **Third Schedule** hereunder written).

33. The Confirming Party No.3 herein under four separate Deeds of Sale all dated 13th day of October 2014, 14th day of October 2014 and 26th day of August 2015 and registered at the Offices of the DSR-II and DSR-IV Alipore 24 Parganas (South) and recorded in Book No. I **Being No. 7810** for the year 2014, Book No. I **Being No. 11065** for the year 2014, Book No. I **Being No. 11066** for the year 2014 and Book No. I **Being No. 6468** for the year 2015, acquired right title and interest and as such became seized and possessed of and/or otherwise well and sufficiently entitled to all that the pieces and parcels of land admeasuring **52.36 Decimals** more or less comprised in L.R. Dag No. 701 (corresponding to R.S. Dag No. 501) measuring **20.50 Decimals** more or less corresponding to L.R. Khatian Nos. **3358, 3359, 9124, 9125, 9126 and 9127 AND L.R. Dag No. 702** (corresponding to R.S. Dag No. 501/773) measuring **6.00 Decimals** more or less corresponding to L.R. Khatian Nos. **3358, 3359, 9124, 9125, 9126 and 9127 AND L.R. Dag No. 703** (corresponding to R.S. Dag No. 501/774) measuring **18.86 Decimals** more or less corresponding to L.R. Khatian Nos. **3358, 3359, 9124, 9125, 9126 and 9127 AND L.R. Dag No. 700 (R.S. Dag No. 502)** measuring **7.00 Decimals** more or less corresponding to L.R. Khatian Nos. **3358, 3359, 9124, 9125, 9126 and 9127** lying and situated at 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 Sail Land admeasuring **30.00 Decimals** more or less comprised in L.R. Dag No. 112 (R.S. Dag No. 113) measuring **12.00 Decimals** more or less corresponding to L.R. Khatian No. **518, 520, 612, 613, 618 and 649 AND L.R. Dag No. 113 (R.S. Dag No. 114)** measuring **9.00 Decimals** more or less corresponding to L.R. Khatian No. **518, 520, 612, 613, 618 and 649 AND L.R. Dag No. 114 (R.S. Dag No. 115)** measuring

9.00 Decimals more or less corresponding to **L.R. Khatian No. 572** lying and situated at Mouja - Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South) and recorded their names in the Records of Right of the Government of West Bengal upon payment of proportionate revenue at the Office of the BL & LRO Bishnupur Block and BL & LRO Thakurpukur – Metiabruz Block 24 Parganas (South) as also mutated their names in the records of the relevant civic authorities upon payment of proportionate rates and taxes (hereinafter referred to as the said **Land Demarcated for Common Road**).

34. Pursuant to transfers made out of the said Land Demarcated for Common Road, under a Deed of Sale dated 15th day of February 2019 and registered at the Office of the DSR-II Alipore 24 Parganas (South) and recorded in Book No. 1, Volume No. 1602-2019, Pages – 46883 to 46917 Deed No. 1323 for the year 2019, the said Confirming Party No.3 continued to remain seized and possessed of and/or otherwise well and sufficiently entitled to all that the pieces and parcels of land admeasuring **36.73 Decimals** more or less comprised in **L.R. Dag No. 700, 701, 702 and 703** corresponding to **L.R. Khatian Nos. 3358, 3359, 9124, 9125, 9126 and 9127** lying and situated at Mouja Hanspukuria, J.L. No. 20 and within the territorial jurisdiction of Behala Police Station and within the jurisdiction of the ADSR Behala 24 Parganas (South) and in the District of 24 Parganas (South) **AND all that the pieces and parcels of land admeasuring 26.00 Decimals** more or less comprised in **L.R. Dag No. 112 and 113** corresponding to **L.R. Khatian Nos. 518, 520, 612, 613, 618 and 649 AND L.R. Dag No. 114 (R.S. Dag No. 115)** measuring **5.00 Decimals** more or less corresponding to **L.R. Khatian No. 572** lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the ADSR Bishnupur 24 Parganas (South) and in the District of 24 Parganas (South) (hereinafter referred to as the said **Common Passage**) (which is morefully and particularly described and mentioned in the **Fourth Schedule** hereunder written).
35. 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.

36. 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.
37. At or before execution of these presents the **Vendor** herein has assured, declared and represented to the **Purchaser** as follows (hereinafter collectively referred to as **The Representations**):
- a. The **Vendor** obtained their right, title and interest pertaining to the said **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 enabled 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 **Vendor** has any right, title and/or interest, of any nature whatsoever in the said **Entire Land** or any part thereof and the **Vendor** has 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 **Vendor**. 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 **Vendor** has full right, power and authority to enter into this Deed of Conveyance.
- c. The **Vendor** represents that it has made all material disclosures in respect of the said **Entire Land** and has provided all necessary information in relation to the transactions contemplated herein and all original documents of title of the **Vendor** and all other title related documents such as powers of attorney, heirship certificates, faraznama and/or sworn affidavits affirming heirships and court orders etc. wherever necessary with regard to the chain of title are in its custody and the **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 **Vendor** further represents that neither they nor their predecessors held any excess vacant land within the meaning of Urban Land (Ceiling and Regulation) Act, 1976 and if required the **Vendor** shall apply for and obtain necessary no objection certificate from the competent authority under the said Act at its cost and expenses.
- e. The said **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 **Vendor** is in absolute compliance of the applicable law, all statute, law, land ceiling laws, regulation, ordinance, rule, judgment, notification, rule of common law, order, decree, bye-law, government approval, directive, guideline, requirement or other governmental restriction, or any similar form of decision of, or determination by, or any interpretation, policy or administration including rules and regulations prescribed by the Kolkata Improvement Trust (KIT) as well as the Land Use & Control Development Plan of the KMDA, having the force of law of any of the foregoing, by any authority having jurisdiction over the matter in question as in effect as of the date of these presents;
- g. No part or portion of the said **Entire Land** is classified as 'industry'.
- h. No part or portion of the said **Vendor's Land** fall under the East Kolkata Wetlands (Conservation and Management) Act, 2006.
- i. That no suits and/or proceedings and/or litigations are pending in respect of the said **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 **Vendor** or in respect whereof **Vendor** is liable to indemnify any person concerned and as far as the **Vendor** is aware there are no facts likely to give rise to any such proceedings.
- j. The **Vendor** further represents if any dispute arises in future the **Vendor** shall be responsible for any litigation related to their title to the said **Entire Land** and in that event, the **Vendor** shall, at their own costs and expenses, settle all disputes, claims, demands, suits, complaints, litigation, etc. in relation to the right, title and interest of the **Vendor** over the said **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 **Vendor** agrees and acknowledges that in the event the **Purchaser** incurs any costs, expenses, damages etc. to rectify or remedy the title of the **Vendor** to the said **Entire Land**, it shall be entitled to recover and the **Vendor** shall be deemed to have an admitted liability to pay such costs charges and expenses incurred by the **Purchaser** on being intimated.

- k. The **Vendor** represents that no part or portion of the said land ever belonged to any Debtor trust and/or to any Minor;
- l. The **Vendor** shall also apply for and bear the cost of shifting drainage lines, electrical lines, pipelines or any other service lines running underneath or over the said **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 **Vendor** 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 **Vendor**, the contemplated transaction under these presents or on the development and construction of the project;
- o. Subject to what has been stated in these presents, the **Vendor** has not done and shall not do nor permit to be done, anything whatsoever that would in any way impair, hinder and/or restrict the rights of the **Purchaser** under these presents including, without

limitation, the unfettered exercise by the Purchaser of the sole and exclusive right to develop the said 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 Vendor is free of any liability or demand and there is no outstanding property taxes, land revenue, rates, duties, cess, levies including assessments, water charges, electricity charges, dues or any other charges by the Panchayat/Municipal Authorities or any Infrastructure charges, under any applicable law, revenue or any other authority or department of the state or central Government nor is there any claim or demand by any person or persons affecting the said Entire Land.
- r. The Vendor would be able to deliver peaceful vacant possession of the said Entire Land simultaneously with execution and registration of these presents.
- s. The Vendor would be able to fulfill and complete all the other obligations set out herein after.
- t. That the Vendor has not stood as Guarantor or Surety for any obligation, liability, bond or transaction whatsoever in respect of the said Entire Land or even otherwise;
- u. The Vendor and/or its predecessor were not a 'Big Ralyat' in terms of the West Bengal Estate Acquisition Act, 1953 and none of them owned land in excess of ceiling prescribed in the West Bengal Land Reforms Act, 1955.
- v. The Vendor 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 Vendor has not entered into any arrangement or agreement of any nature with any person/ third party which in any manner restricts the access/ egress



to the said **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 **Vendor, PS Group/Confirming Party No.2** and the **Purchaser** herein and pursuant to the **Representations** and Offer made by the **Vendor** to the **Purchaser** and the **Purchaser**, having relied upon the **Representations** of the **Vendor** as aforesaid and believing the same to be true and acting on faith thereof and thereafter having accepted the offer of the **Vendor** and in consideration of the said sum of **Rs. 20,35,200/- [Rupees Twenty Lakh Thirty Five Thousand and Two Hundred Only]** of the lawful money of the Union of India well and truly paid by the **Purchaser** at the instance of the **PS Group/Confirming Party No.2** herein and in terms of the LOI, to the **Vendor** herein (the receipt whereof the **Vendor** doth hereby and also by the receipt hereunder written admit and acknowledge to have been received and of and from the payment of the same and every part thereof doth hereby acquit, release, exonerate and discharge the **Purchaser** and the said **ENTIRE LAND** hereby intended to be sold, transferred and conveyed) the **Vendor** with the consent and concurrence of the **Confirming Party No.1, PS Group/Confirming Party No.2** and **Grantors/Confirming Party No.3** do and each of them doth hereby indefeasibly grant, sell, transfer, convey, assign and assure unto and to the **Purchaser** the said **ENTIRE LAND** being **ALL THAT** the piece and parcel of homestead Land (Bastu) admeasuring **2.00 Decimals** more or less comprised in **R.S./L.R. Dag No. 23** corresponding to **L.R. Khatian No. 4656** (previous L.R. Khatian Nos. 480, 490, 1227, 1518 and 1632) 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 Kulerdar 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 **THIRD SCHEDULE** hereunder written read together with the **First Schedule** and **Second 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 **Vendor** 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 **Vendor** or any person or persons from whom the **Vendor** can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said **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, 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;

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

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

- a. **THAT NOTWITHSTANDING** any act, deed matter or thing whatsoever by the **Vendor** done or executed or knowingly suffered to the contrary the **Vendor** is now absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said **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 **Vendor** or any of its ancestors or predecessors-in-title, the **Vendor** has good right full power and absolute authority

to sell, grant, convey, transfer, assign and assure the said **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, lispense, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, exchange, trusts, adverse possession, debutter or any type of encumbrance whatsoever or howsoever made or suffered by the **Vendor** or any persons having or lawfully or equitably claiming any estate or interest therein through under or in trust for the **Vendor** in the said **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 **Vendor** or any person or persons lawfully claiming through from under or in law or trust for the **Vendor** or any of its/his/her/their ancestors or predecessors-in-title.
- e. **AND FURTHER THAT** the **Vendor** and all persons having lawfully or equitably claiming any estate, right, title, interest, use, trust, property, claim and demand whatsoever and howsoever into or upon and in respect of the said **ENTIRE LAND** together with the appurtenances thereto hereditament and premises or any part or portion thereof through or under or in trust for the **Vendor** or any of its/his/her/their ancestors or predecessors-in-title shall and will from time to time and at all times hereafter at the request cost and expenses of the **Purchaser** make, do, execute and perfect or cause to be made, done executed and perfected all such further and absolutely assuring, conveying and confirming the said **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 **Vendor** shall at all times hereafter indemnify and keep indemnified the **Purchaser** against losses, damages, costs, charges and expenses, if any, suffered by reason of any hidden defect in title of the **Vendor** or

any breach of the covenants hereunder contained and for giving effect to this clause the other various properties of the **Vendor** shall have charge created upon them, in discharge of the present indemnity given by the **Vendor** in favour of the **Purchaser**;

- f. **THAT** the **Vendor** is executing this Sale Deed in favour of the **Purchaser** at the instance of the **PS Group/Confirming Party No.2** as part performance of the LOI No.T-220/1 dated 2nd September, 2019 Issued by the Central Government Employees Welfare Housing Organization (CGEWHO), the **Purchaser** herein for the construction and development of Turnkey Composite Housing Project on the said **Entire Land**.
- g. **THAT** the **Vendor** also hereby irrevocably declares and confirms that, save and except the said Development Agreement mentioned hereinbefore it has not entered into any kind of agreement, moreover all the agreements and the said Development Agreement in respect of the said **Entire Land** hereby transferred of whatsoever in nature held by it is canceled 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 **Entire Land** as morefully mentioned in the **Third 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 **Vendor** shall without any demur sign and execute all letters, papers, plans, documents, applications etc as and when called upon by the **Purchaser** to do so or otherwise the **Purchaser** as the authorized representative and/or constituted attorney of the **Vendor** shall be deemed empowered to sign and/or execute all letters, papers, plans, documents, applications etc, that may be required from time to time to be executed for the limited purpose of obtaining all such mandatory and/or prior sanctions or approvals from the statutory authority or authorities, in the context of the said **ENTIRE LAND**.

- j. THAT NOTWITHSTANDING** anything contrary contained herein, the **Vendor** shall be solely and absolutely responsible for liquidating all such arrear and/or outstanding statutory claims, demands or impositions in the form of panchayat and/or municipal rates or taxes or such other statutory dues, levies or otherwise and in the event the **Vendor** do not settle or liquidate such statutory claims or demands within ninety days from the date of execution of these presents, the **Purchaser** shall be deemed to have a first charge upon other properties of the **Vendor** and the same shall only be considered fully satisfied and discharged upon the **Vendor** making the said **ENTIRE LAND** free from all encumbrances of whatsoever nature.
- k. AND ALSO** the **Vendor** has not at any time done or executed or knowingly suffered or been part to any act deed or things whereby and whereunder the said **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 **Vendor** shall and will make and affirm such affidavit or affidavits and sign all papers and documents as necessary for the purpose of effecting mutation of the **Purchaser's** name in the records of the Kulerdari Gram Panchayat and/or with the Office of the Block Land & Land Reforms Officer, Bishnupur-I Block and/or also with such other statutory body or bodies.
- m. AND** the **Vendor** doth hereby further covenant and assure the **Purchaser** that it has not encumbered the said **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 **Vendor** 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 **Vendor** doth hereby declare and confirm that it does not hold any excess vacant land within the meaning of Urban Land (Ceiling & Regulation) Act 1976, both as amended up to date.

- o. AND FURTHER THAT** the Vendor shall and will pay all outstanding panchayat and/or municipal rates and taxes, government revenues and all other impositions whatsoever due and payable by the Vendor or any of its predecessors-in-title/interest up to the date of these presents.
- p. AND IT IS HEREBY FURTHER AGREED AND DECLARED** by and between the parties hereto that the Vendor covenant and assured the Purchaser that all such relevant title deeds, link deeds or prior deeds muniments, papers, documents and receipts in respect of the said **ENTIRE LAND** hereby conveyed to the Purchaser hereto and more fully and particularly mentioned and described in the **Third Schedule** hereunder written shall be delivered up in favour of the Purchaser herein simultaneously with the execution and registration of these presents.
- q. AND IT IS HEREBY FURTHER AGREED AND DECLARED** by and between the parties hereto that the Vendor covenant and assured the Purchaser that all such title deeds, link deeds or prior deeds muniments, papers, documents and receipts in respect of the said **ENTIRE LAND** hereby conveyed to the Purchaser hereto and more fully and particularly mentioned and described in the **Third Schedule** hereunder written remaining in the custody, control and power of the Vendor 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 Vendor herein and the Vendor shall produce the original of those documents to all courts of law, tribunals, arbitration proceeding and other places at all times upon request and cost of the Purchaser herein upon forty eight hours prior notice in writing.
- r. AND THAT** the Vendor also declares and confirms that it is in khas and vacant possession of the said **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 Vendor herein declares and confirms that the said **ENTIRE LAND** more fully and particularly mentioned and described in the **THIRD SCHEDULE** hereunder written has got

no claim whatsoever with any government body and/or statutory body and/or any agency under the Government.

- t. AND THAT** it is deemed that the **Vendor** simultaneously with the execution of these presents the **Vendor** has put the **Purchaser** into actual, physical, vacant and peaceful possession of the said **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 **Vendor** has agreed to keep the **Purchaser** saved, harmless and fully indemnified from and against all costs, charges, claims, actions, suits and proceedings arising out of such defect in title and/or misrepresentation **AND** if for any reason whatsoever the **Vendor** fails to execute and register such deeds of rectification and/or declaration and/or amendment, under such eventuality the **Vendor** herein authorize and/or empower the **Purchaser** to represent the **Vendor** as his/her/their/its constituted attorney and sign, execute and present for registration such deeds of rectification and/or declaration and/or amendment before the concerned registering authority or authorities;
- v. AND FURTHER THAT** Schedules and Plans annexed hereto form and constitute as an Integral part of this Deed and while constructing and/or interpreting the meaning of this Deed the same shall be relied upon; **AND** simultaneously with the execution of this Deed of Conveyance the **Vendor** has 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 piece and parcel of land admeasuring 1.60 Decimals more or less comprised in **R.S./L.R. Dag No. 23** corresponding to **L.R. Khatian No. 4656** (previous L.R. Khatian Nos. 480, 490, 1227 and 1518) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial

jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South), 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.	23	23	4656	Bastu	0.1230	13.00	1.60
TOTAL							1.60

THE SECOND SCHEDULE ABOVE REFERRED TO

(SAID LOT-B LAND)

ALL THAT the piece and parcel of land admeasuring **0.416 Decimals** more or less comprised in **R.S./L.R. Dag No. 23** corresponding to **L.R. Khatian No. 4656** (previous L.R. Khatian Nos. 480, 490 and 1632) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South), 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.	23	23	4656	Bastu	0.0320	13.00	0.416
TOTAL							0.416

THE THIRD SCHEDULE ABOVE REFERRED TO

(SAID ENTIRE LAND)

ALL THAT the piece and parcel of homestead Land (Bastu) admeasuring **2.00 Decimals** more or less comprised in **R.S./L.R. Dag No. 23** corresponding to **L.R. Khatian No. 4656** (previous L.R.

Khatian Nos. 480, 490, 1227, 1518 and 1632) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office Bishnupur 24 Parganas (South) and within the local limits of the Kulerdani Gram Panchayat and in the District of 24 Parganas (South), 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.	23	23	4656	Bastu	0.1250	13.00	2.00
TOTAL							2.00

OR HOWSOEVER OTHERWISE the said L.R. Dag No. 23 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. 23

- ON THE NORTH : Part dag of L.R. Dag No. 23;
 ON THE EAST : By R.S. Dag No. 116 of Mouja - Sarmasterchak;
 ON THE SOUTH : By R.S. Dag Nos. 115 and 116 of Mouja - Sarmasterchak;
 ON THE WEST : By R.S. Dag No. 115 of Mouja - Sarmasterchak.

THE FOURTH 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 Sall 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 Kulerdarí Gram Panchayat and in the District of 24 Parganas (South), a detail where of is set out hereinafter

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

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

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

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

1. *Accept Kapat*
Sh. Kappals Kapat
122/R, S.N.M. Sarani,
Kol - 26

2. *Jayantakay*
122/R, S.N.M. Sarani,
Kushkuta 700026

EESHVI REAL ESTATE LLP
Surendra Kumar Dugar
Partner / Authorized Signatory

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

1. *Accept Kapat*

2. *Jayantakay*

Roshan Kishore

श्रीमान् केशवः ROUSHAN KISHORE
सहायक निदेशक (प्रशासन) / Asst. Director (Admin)
केंद्रिय सरकार/ केंद्रिय कर्मचारी कल्याण आवास संस्था
Central Gov. Employees Welfare Housing Organisation
आवासीय क्षेत्र, कल्याण नगर, पोस्टाधिकार क्षेत्र
जिल्हा नई दिल्ली - 110002, New Delhi, India

SIGNED, SEALED & DELIVERED by the above named **ILLUSION DEVELOPERS PRIVATE LIMITED** by affixation by its Director **Mr. Rahul Kyal** pursuant to a board resolution dated 31.01.2020 in presence of:

Illusion Developers Pvt. Ltd

Rahul Kyal
Director/Authorized Signatory

1. *Amit Kapat*

2. *Jayantakay*

SIGNED SEALED AND DELIVERED by the within named **MR. SIDDHARTHA MUKHERJEE** alias **MR. SIDDHARTHA MUKHOPADHYAY** at Kolkata in the presence of:

Siddhartha Mukherjee alias
Siddhartha Mukhopadhyay

1. *Amit Kapat*

2. *Jayantakay*

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

1. *Arun K Sancheti*

2. *Jayantakay*

PS Group Realty Pvt. Ltd.

Arun K Sancheti
Director/Authorised Signatory

SIGNED, SEALED & DELIVERED by the above named **ECLAIR INFRACON LLP** by affixation by its Designated Partner **MR. SIDDHARTHA MUKHERJEE** pursuant to a board resolution dated 31.01.2020 in presence of:

1. *Arun K Sancheti*

2. *Jayantakay*


ECLAIR INFRACON LLP

Siddhartha Mukherjee
Designated Partner

SIGNED, SEALED & DELIVERED by the above named **EKDANT INFRACON LLP** by affixation by its Designated Partner **MR. SURENDRA KUMAR DUGAR** pursuant to a board resolution dated 31.01.2020 in presence of:

1. *Sujit Kapat*


2. *Jayantakay*

EKDANT INFRACON LLP

 Partner/Authorized Signatory

SIGNED, SEALED & DELIVERED by the above named **ETAKA REALSTATE LLP** by affixation by its Designated Partner **MR. SIDDHARTHA MUKHERJEE** pursuant to a board resolution dated 05.02.2020 in presence of:

1. *Sujit Kapat*

2. *Jayantakay*

ETAKA REALSTATE LLP

 Designated Partner

SIGNED, SEALED & DELIVERED by the above named WRIDDHI DEVELOPER PRIVATE LIMITED by affixation by its Director MR. RAHUL KYAL pursuant to a board resolution dated 31.01.2020 in presence of:

WRIDDHI DEVELOPER (P) LTD.
Rahul Kyal
Director / Authorised Signatory

1. *Swijit Kapur*

2. *Jayantakay*

SIGNED, SEALED & DELIVERED by the above named IKKA INFRA PROJECTS PRIVATE LIMITED by affixation by its Director MR. RAHUL KYAL pursuant to a board resolution dated 31.01.2020 in presence of:

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

1. *Swijit Kapur*

2. *Jayantakay*

SIGNED, SEALED & DELIVERED by the above named **EKARAJ BUILDCON LLP** by affixation by its Designated Partner **MR. SIDDHARTHA MUKHERJEE** pursuant to a board resolution dated 05.02.2020 in presence of:

EKARAJ BUILDCON LLP
Siddhartha Mukherjee Designated Partner
Siddhartha Mukherjee

1. *Accept Kapat.*

2. *Jayanta Ray*

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

FOUNTAINGRASS BUILDERS PVT. LTD.

Bratati Mukhopadhyay
 Director.

1. *Accept Kapat.*

2. *Jayanta Ray*

Drafted & prepared
 in my office :

Prithviraj Basu

PRITHVIRAJ BASU
ADVOCATE

Advocate, High Court,
 Calcutta
 WB/2869/1999

RECEIVED of and from the within-named PURCHASER the within-mentioned sum of Rs. 20,35,200/- [Rupees Twenty Lakh Thirty Five Thousand and Two Hundred Only] Being the TOTAL CONSIDERATION money payable under these presents as per memo below:

Rs. 20,35,200.00

[Rupees Twenty Lakh Thirty Five Thousand and Two Hundred Only]

MEMO OF CONSIDERATION

Sl. No.	Name of the Vendors	Bank & Branch	Cheque/D.D./ RTGS/NEFT No. Date	Amount (Rs.)
1.	Eeshvi Real Estate LLP	Canara Bank South Extension Branch New Delhi	D. D. No. 031318 Dated - 25.06.2020	20,35,200.00
TOTAL:				20,35,200.00

EESHVI REAL ESTATE LLP

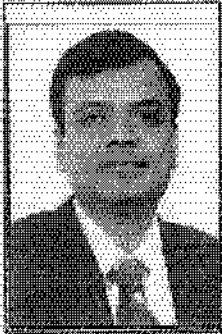
[Handwritten Signature]
Partner / Authorized Signatory

Signature of the Vendor

WITNESSES:

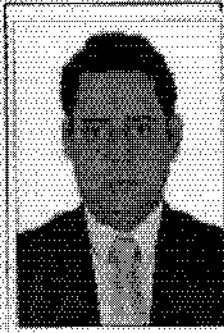
1. *[Handwritten Signature]*
2. *[Handwritten Signature]*

SPECIMEN FORM FOR TEN FINGERPRINTS



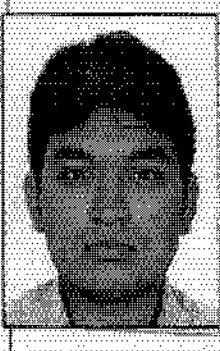
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LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature *[Handwritten Signature]*



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

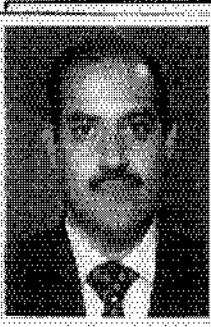
Signature *[Handwritten Signature]*



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

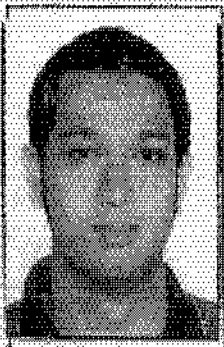
Signature *[Handwritten Signature]*

SPECIMEN FORM FOR TEN FINGERPRINTS



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

Signature *Anurag Saini*



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

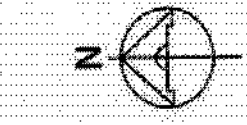
Signature *Subhendu Mishra*



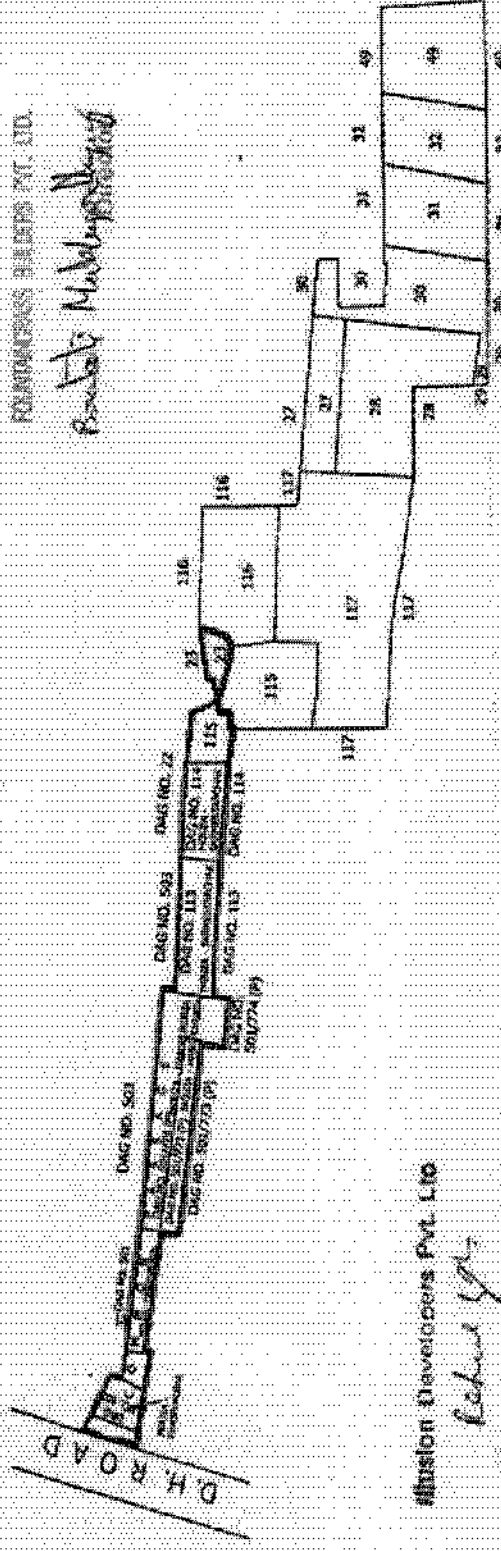
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature *Pratibha Mishra*

SITE PLAN OF LAND AT MOUZA - DAULATPUR J.L. NO 79, R.S. DAG NO. 23 CORRESPONDING TO L.R. DAG NO. 23, P.S. - BISHNUPUR, P.O. - PAILAN HAT WITHIN KULERDARI GRAM PANCHAYAL, DIST - SOUTH 24- PARGANAS.



FOUNDATIONS BUILDERS PVT. LTD.
Binito Mukherjee



Foundations Developers Pvt. Ltd
Behu Jha
 Director / Authorized Signatory

ECLAIR INFRACON LLP
Subhojit Chatterjee
 Designated Partner

WRIDHI DEVELOPER (P) LTD.
Behu Jha
 Director / Authorized Signatory

EKDANT INFRACON LLP
Sumit Kumar
 Partner/Authorized Signatory

WKA INFRA PROJECTS PVT. LTD
Behu Jha
 Director / Authorized Signatory

SIG. OF CONFIRMING PARTY NO. 1

PS Group Realty Pvt. Ltd.
Ankur Saha
 Director / Authorized Signatory

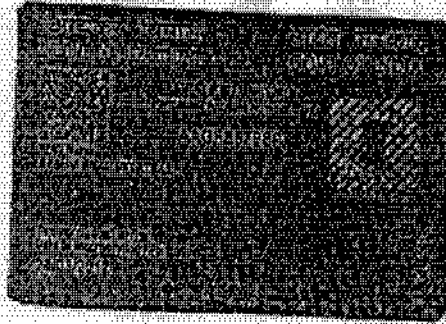
ETAKA REAL ESTATE LLP
Subhojit Chatterjee
 Designated Partner

BRARAJ BUILDCON LLP
Subhojit Chatterjee
 Designated Partner

Drawn By
Subhojit Chatterjee
 20/07/2020

SIG. OF CONFIRMING PARTY NO. 2

SIG. OF CONFIRMING PARTY NO. 3




EESHVI REAL ESTATE LLP

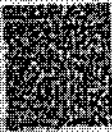
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Partner / Authorized Signatory

স্বাধীন ভারত
GOVERNMENT OF INDIA




কুমার কুমার মুখার্জী
Kumar Kumar Mukherjee
পিতা - কুমার কুমার মুখার্জী
Father - KUMAR KUMAR MUKHERJEE
১৯৪০ / 1940
মাস / Year of Birth - 1940
পুং / Male



9876 4445 8052

আধার - সাধারণ মানুষের অধিকার

ভারতীয় জিএসটি পরিচয় প্রাপ্তিকরণ
INDIAN GST IDENTIFICATION AUTHORITY OF INDIA





<p>ঠিকানা: ৪১-১-১, পি.এ. রোড, কলিকতা মেট্রোপলিটন কর্পোরেশন, ৭০০০১৯</p>	<p>Address: ৪০/১, B.C. ROAD, Kalyanpur S.O, Ballygunge, Kolkata, West Bengal, ৭০০০১৯</p>
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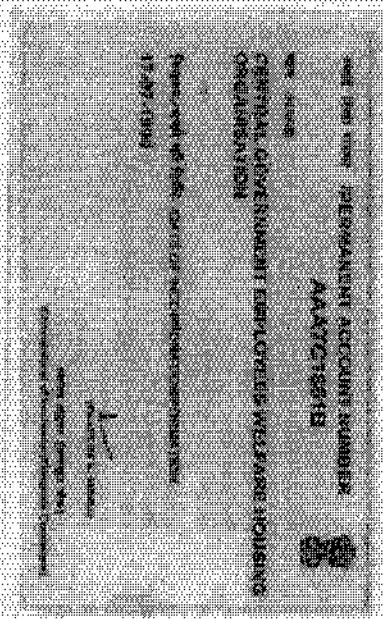
ভারতীয় আয়কর বিভাগ
INCOME TAX DEPARTMENT

স্বাধীন ভারত
GOVT. OF INDIA

PERSONAL ACCOUNTS SECTION
JHANSHI ALU DUGAN
11001500
ACCP0117K

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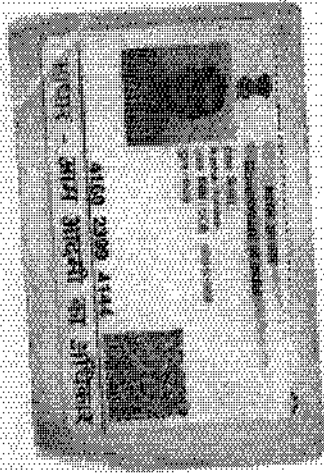
Robert K. K...

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ರಾಜಧಾನಿ ಪ್ರಾಂಶುಪಾಲಕರು
ಬೆಂಗಳೂರು
ಆರ್ಥಿಕ ವಿಭಾಗ
ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ರಾಜಧಾನಿ ಪ್ರಾಂಶುಪಾಲಕರು
ಬೆಂಗಳೂರು
ಆರ್ಥಿಕ ವಿಭಾಗ



Roshan Kishore

Ekman Hunda



आयकर विभाग
TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA
KUSION DEVELOPERS PRIVATE
LIMITED
18/07/2011
Folio No. 18/07/2011
ACCOUNT NO. 18/07/2011

Kusion Developers Pvt. Ltd

Rohit Jha
Director/Authorized Signatory

उत्तराखण्ड विभाग
 UTTARAKHAND DEPARTMENT
 RAHUL KYAL
 BALKRISHNA KYAL
 19/03/1984
 PAN: AGHPK1159F
 Signature: *Rahul Kyal*

भारत सरकार
 GOV. OF INDIA




भारत सरकार
 GOVERNMENT OF INDIA

राहुल क्यल
 Rahul Kyal
 जन्मदिन / DOB: 1983/1984
 लिंग / GENDER: पुरुष / MALE




7487 0793 4912

NERA AADHAAR, MERI PEHCHAN

भारत सरकार
 GOVERNMENT OF INDIA

पता
 Address
 S/O Balkrishnan Kyal, 3D
 C, South End Park, Near
 Gol Park, Kolkata,
 KOLKATA,
 West Bengal - 700029



1800 300 1800
 info@aadhaar.gov.in www.aadhaar.gov.in

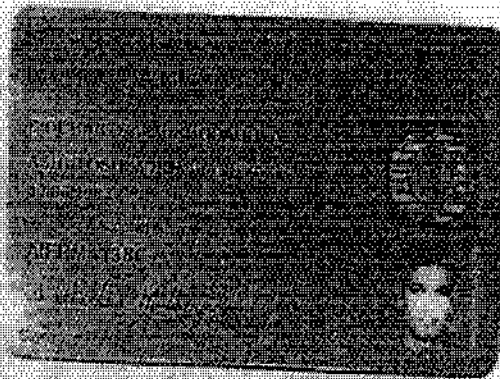
Rahul Kyal

भारतीय न्यायपालिका
भारतीय न्यायपालिका
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8939 4119 6665 8939 4119 6665
भारतीय न्यायपालिका Aadhaar-Aam Admi ka Adhikar

Shilpanthi Shilpi alias Shilpanthi Shilpi



Shubhakar, Shubhakar alias
Shubhakar Shubhakar


Sec

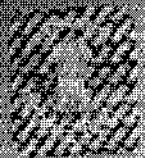



PS Group Realty Pvt. Ltd.

A. A. S. S. S.
Chartered Authorized Signatory

50

आयकर विभाग
 INCOME TAX DEPARTMENT
 ARUN KUMAR SANCHETI
 SUMERMALL SANCHETI
 24/11/1989
 Permanent Account Number
 AKOPS4951L

 14003333

भारत सरकार
 GOVT OF INDIA



भारत सरकार
 GOVERNMENT OF INDIA
 अरुण कुमार संचेती
 ARUN KUMAR SANCHETI
 11/03 - सुमरमल संचेती
 Panchayat - SUMERMALL SANCHETI
 24/11/1989 - 24/11/1989
 अंतर / Name
 3381 5526 1141
 अंतर - साधारण आवाज के अंतर्गत

भारत सरकार
 GOVERNMENT OF INDIA
 अरुण कुमार संचेती
 ARUN KUMAR SANCHETI
 11/03 - सुमरमल संचेती
 Panchayat - SUMERMALL SANCHETI
 24/11/1989 - 24/11/1989
 अंतर / Name
 3381 5526 1141

Handwritten signature

60

Your PAN Application Status

Application Number	0839970015429
Name	ECLAIR INFRACON LLP
Category	---
Status	Your PAN card has been generated on 18 Sep 2017 by the Registrar under PAN ² with address: Eclair Infracon LLP, 2nd floor, 100, Park Road, Sector 17, Gurgaon, Haryana. The PAN card is enclosed in the PDF file attached.
Form Used	---
Account Number (PAN)	AAAE222C

* PAN card will be signed and sent to the communication address provided in your PAN application. You may refer to the PAN card, Form 434 and instructions in the application. PAN Card will be delivered to the PAN card holder.
 * If your communication address has changed, please submit a Request for New PAN Card using CHAPTER 2A, Section 139A of the Income Tax Act, 1961 to the Registrar.
 * PAN card generated from the Income Tax Department will be signed in the communication address provided with PAN card. If you have any queries, please contact the Income Tax Department.

BACK

ECLAIR INFRACON LLP

Shubhankar Shukla
Designated Partner *Shubhankar Shukla*

70



EKDANT INFRACON LLP
[Handwritten Signature]
Partner/Authorised Signatory

8/15

Your PAN Application Status

Application Number	081268700154140
Name	ETAKA REALSTATE LLP
Category	-
Status	Your PAN card has been dispatched on 21-Jun-2011 to the address of communication provided by you in the application. Registered/Registered Post TM will arrive by on 21-06-2011 or the date of communication received by you in the application. The PAN card is expected to be delivered by 21-06-2011. * ***** represents Alphanumeric PAN. Special PAN T ***** represents Special PAN. ***** represents PAN. ***** represents PAN.
Form used	Application Form
Access Number (PAN)	AAAEVMS62

1. PAN card will be dispatched only to the communication address provided in your PAN application. If you PAN application is not approved, PAN card will not be dispatched to you. PAN card will be dispatched to the communication address provided in your PAN application. If you PAN application is not approved, PAN card will not be dispatched to you.

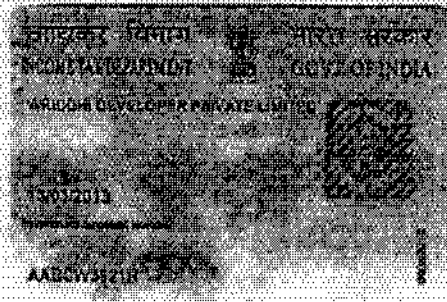
2. If your communication address has changed, please inform the Income Tax Department's database to update with your current address. The PAN card and Change of Communication PAN card will be sent to the communication address provided in your PAN application. If you PAN application is not approved, PAN card will not be dispatched to you.

3. If your communication from the Income Tax Department will be accepted to the communication address provided in your PAN application. If you PAN application is not approved, PAN card will not be dispatched to you.

BACK

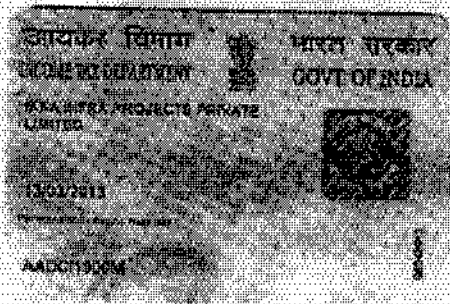
ETAKA REALSTATE LLP
Siddhant Shetty also *Siddhant Shetty*
 Designated Partner *Siddhant Shetty*

92



WRIDDHI DEVELOPER (P) LTD.
Lehu Jha
Director / Authorised Signatory

1000



IKKA INFRA PROJECTS PVT. LTD.

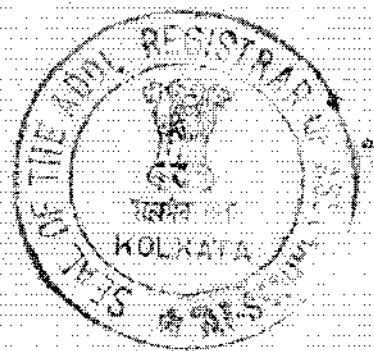
[Handwritten Signature]
Director / Authorized Signatory

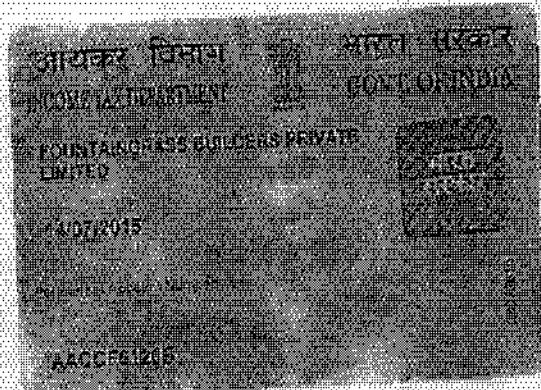
110

110



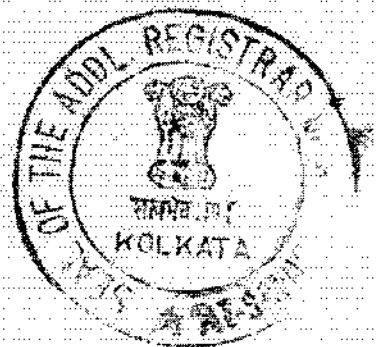
BEARAJ BUILDCON LLP
Beeraji
 Designated Partner





FOUNTAINHEAD BUILDERS PVT. LTD.

Arati Mahalingam
Director.







भारत सरकार
GOVERNMENT OF INDIA


राज कुमार
Rajesh Kumar
जन्म तिथि / DOB - 20/11/1981
पुरुष / Male



6296 8072 6679




आधार - आम आदमी का अधिकार


भारतीय जनता पार्टी का अधिकार
Unique Identification Authority of India

पता: राज कुमार मुन्दी, फ्लॉर नं. 15, श्याम कुर्ग, 120, लॉर्ड शिवर रोड, ओपोजिट एमएम मार्केट, मिडिलसन फ्लोर, कोकिला, विलेजियर्स रोड, वेस्ट बंगल, 700071

Address: S/O. Raj Kumar Munde, Flat No 15, Shyam Kurg, 120, Lord Shivar Road, Opposite Emamu Market, Middleman Floor, Kokila, Villages Road, West Bengal, 700071

6296 8072 6679

Rajesh Kumar

DATED THIS 29th DAY OF June 2020

BETWEEN

EESHVI REAL ESTATE LLP

VENDOR

- AND -

**CENTRAL GOVERNMENT EMPLOYEES WELFARE
HOUSING ORGANISATION**

PURCHASER

- AND -

ILLUSION DEVELOPERS PRIVATE LIMITED & ANR.

CONFIRMING PARTY NO.1

- AND -

PS GROUP REALTY PRIVATE LIMITED

PS GROUP/CONFIRMING PARTY NO.2

- AND -

ECLAIR INFRACON LLP & ORS.

GRANTORS/CONFIRMING PARTY NO.3

DEED OF CONVEYANCE

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

Major Information of the Deed

Deed No :	I-1904-03193/2020	Date of Registration	06/07/2020
Query No / Year	1904-2000610033/2020	Office where deed is registered	
Query Date	10/06/2020 11:22:32 AM	1904-2000610033/2020	
Applicant Name, Address & Other Details	Prithviraj Basu 10 OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9748034909, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than immovable Property, Declaration [No of Declaration : 3]		
Set Forth value	Market Value		
Rs. 20,35,200/-	Rs. 20,35,200/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,01,880/- (Article:23)	Rs. 20,457/- (Article:A(1), E)		
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-23	RS-4656	Bastu	Bastu	2 Dec	20,35,200/-	20,35,200/-	Property is on Road Adjacent to Metal Road.
Grand Total :					2Dec	20,35,200 /-	20,35,200 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	EESHVI REAL ESTATE LLP 12C, Chakraberia Road (North), P.O:- Lala Lalpat Rai Sarani, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAGFE6798P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	ILLUSION DEVELOPERS PRIVATE LIMITED 122/1R, Satyendranath Majumdar Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.:: AACCI6720L,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
3	Mr SIDDHARTHA MUKHERJEE, (Alias: Mr SIDDHARTHA MUKHOPADHYAY) Son of Late Ashutosh Mukhopadhyay 119, Bhupen Roy Road, P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AIFPM4138C, Aadhaar No: 90xxxxxxx6665, Status :Confirming Party, Executed by: Self, Date of Execution: 29/06/2020 , Admitted by: Self, Date of Admission: 29/06/2020, Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/06/2020 , Admitted by: Self, Date of Admission: 29/06/2020, Place : Pvt. Residence

4	PS GROUP REALTY PRIVATE LIMITED 1002, Eastern Metropolitan Bypass, P.O.- DHAPA, P.S.- Tiljala, District-South 24-Parganas, West Bengal, India, PIN - 700105 , PAN No.: AABCP5990E,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
5	ECLAIR INFRACON LLP 55/1A, Strand Road, P.O:- BEADON STREET, P.S:- Jorabagan, District-Kolkata, West Bengal, India, PIN - 700006 , PAN No.: AAGFE6323C,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
6	EKDANT INFRACON LLP 12C, Chakraberia Road (North), P.O:- LALA LAJPAT RAI SARANI, P.S:- Bulygunge, District-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.: AAGFE9572P,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
7	ETAKA REALSTATE LLP 55/1A, Strand Road, P.O:- BEADON STREET, P.S:- Jorabagan, District-Kolkata, West Bengal, India, PIN - 700006 , PAN No.: AAGFE6450Q,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
8	WRIDDHI DEVELOPER PRIVATE LIMITED 16/1/1, Mahatma Gandhi Road, Room No. 41, P.O:- BUROBAZAR, P.S:- Jorasanko, District-Kolkata, West Bengal, India, PIN - 700007 , PAN No.: AABCW3621R,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
9	IKKA INFRA PROJECTS PRIVATE LIMITED 16/1/1, Mahatma Gandhi Road, Room No. 41, P.O:- BURROBAZAR, P.S:- Jorasanko, District-Kolkata, West Bengal, India, PIN - 700029 , PAN No.: AADCI1900M,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
10	EKARAJ BUILDCON LLP 122/1R, Satyendra Nath Majumdar, P.O:- KALIGHAT, P.S:- Tollygunge, District-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.: AAGFE6322D,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
11	FOUNTAINGRASS BUILDERS PRIVATE LIMITED 12(168) Banamati Ghoshal Lane, BL-B, Flat-A4, 1st, P.O:- Behala, P.S:- Behala, District-South 24-Parganas, West Bengal, India, PIN - 700034 , PAN No.: AACCF6126B,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative

Buyer Details :

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

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Surendra Kumar Dugar (Presentant) Son of Late Jhumarmal Dugar 52/4/1, Ballygunge Circular Road, P.O:- BULLYGUNGE, P.S:- Bulygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACUPD1317K, Aadhaar No: 88xxxxxxx8052, Status : Representative, Representative of : EESHVI REAL ESTATE LLP (as PARTNER)

2	Mr ROSHAN KISHORE Son of RAJ KISHORE 6th Floor, A-Wing, Janpath Bhavan, Janpath Lane, New Delhi, P.O:- JANPATH LANE, P.S:- CONNAUGHT PLACE, District:-New Delhi, Delhi, India, PIN - 110001, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No. : AWMPK7856J, Aadhaar No: 41xxxxxxxx4144 Status : Representative, Representative of : CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION (as ASSISTANT DIRECTOR)
3	Mr Rahul Kyal Son of Mr. Balkrishan Kyal 30C, South End Park, P.O:- SARAT BOSE ROAD, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No. : AGHPK1359F, Aadhaar No: 74xxxxxxxx4912 Status : Representative, Representative of : ILLUSION DEVELOPERS PRIVATE LIMITED , WRIDDHI DEVELOPER PRIVATE LIMITED , IKKA INFRA PROJECTS PRIVATE LIMITED
4	Mr Arun Kumar Sancheti Son of Mr Sumernall Sancheti 26B, Camac Street, P.O:- LITTLE RUSSEL STREET, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700016, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No. : AKOPS4951L, Aadhaar No: 83xxxxxxxx1141 Status : Representative, Representative of : PS GROUP REALTY PRIVATE LIMITED
5	Mr Siddhartha Mukherjee, (Alias Name: Mr Siddhartha MUKHOPADHYAY) Son of Late Ashutosh Mukhopadhyay 119, Bhupen Roy Road, P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No. : AIFPM4138C, Aadhaar No: 90xxxxxxxx6665 Status : Representative, Representative of : ECLAIR INFRACON LLP , ETKA REALSTATE LLP , EKARAJ BUILDCON LLP
6	Mr Surendra Kumar Dugar Son of Late Jhumarmal Dugar 52/4/1, Ballygunge Circular Road, P.O:- BULLYGUNGE, P.S:- Bulygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No. : ACUPD1317K, Aadhaar No: 88xxxxxxxx8052 Status : Representative, Representative of : EKDANT INFRACON LLP
7	Mrs Bratati Mukhopadhyay Wife of Ashutosh Mukhopadhyay 119, Bhupen Roy Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No. : AESPM6897F, Aadhaar No: 88xxxxxxxx7107 Status : Representative, Representative of : FOUNTAINGRASS BUILDERS PRIVATE LIMITED

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PRAKASH MUSADDI Son of Mr. RAJKUMAR MUSADDI 12B LORD SINHA ROAD, P.O:- SHKESPEAR SARANI, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700016			

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

Transfer of property for L1		
Sl.No	From	To, with area (Name-Area)
1	EESHVI REAL ESTATE LLP	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION- 2 Dec

On 27-06-2020

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 20,35,200/-

Tridip Misra

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

Kolkata, West Bengal

On 29-06-2020

Presentation(Under Section 52 & Rule 22A(3) 48(1), W.B. Registration Rules, 1962)

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

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

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

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

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

Execution is admitted on 29-06-2020 by Mr Surendra Kumar Dugar, PARTNER, EESHVI REAL ESTATE LLP (LLP), 12C, Chakraberia Road (North), P.O:- Lala Lajpat Rai Sarani, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020

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

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

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

Execution is admitted on 29-06-2020 by Mr Rahul Kyal, DIRECTOR, ILLUSION DEVELOPERS PRIVATE LIMITED (Private Limited Company), 122/1R, Satyendranath Majumder Sarani, P.O:- Kallighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026; DIRECTOR, WRIDDHI DEVELOPER PRIVATE LIMITED (Private Limited Company), 161/1, Mahatma Gandhi Road, Room No. 41, P.O:- BUROBAZAR, P.S:- Jorasanko, District:-Kolkata, West Bengal, India, PIN - 700007; DIRECTOR, IKKA INFRA PROJECTS PRIVATE LIMITED (Private Limited Company), 161/1, Mahatma Gandhi Road, Room No. 41, P.O:- BURROBAZAR, P.S:- Jorasanko, District:-Kolkata, West Bengal, India, PIN - 700029

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

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

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

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

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

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

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

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

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

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

On 04-07-2020

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 20,457/- (A(1) = Rs 20,352/- ,E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 20,373/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/06/2020 5:12PM with Govt. Ref. No: 192020210022573458 on 26-06-2020, Amount Rs: 20,373/-, Bank: SBI EPay (SBlePay), Ref. No. 9686246884120 on 26-06-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,01,790/- and Stamp Duty paid by by online = Rs 1,01,780/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/06/2020 5:12PM with Govt. Ref. No: 192020210022573458 on 26-06-2020, Amount Rs: 1,01,780/-, Bank: SBI EPay (SBlePay), Ref. No. 9686246884120 on 26-06-2020, Head of Account 0030-02-103-003-02

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

On 06-07-2020

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

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

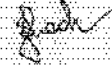
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 20,457/- (A(1) = Rs 20,352/- ,E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-

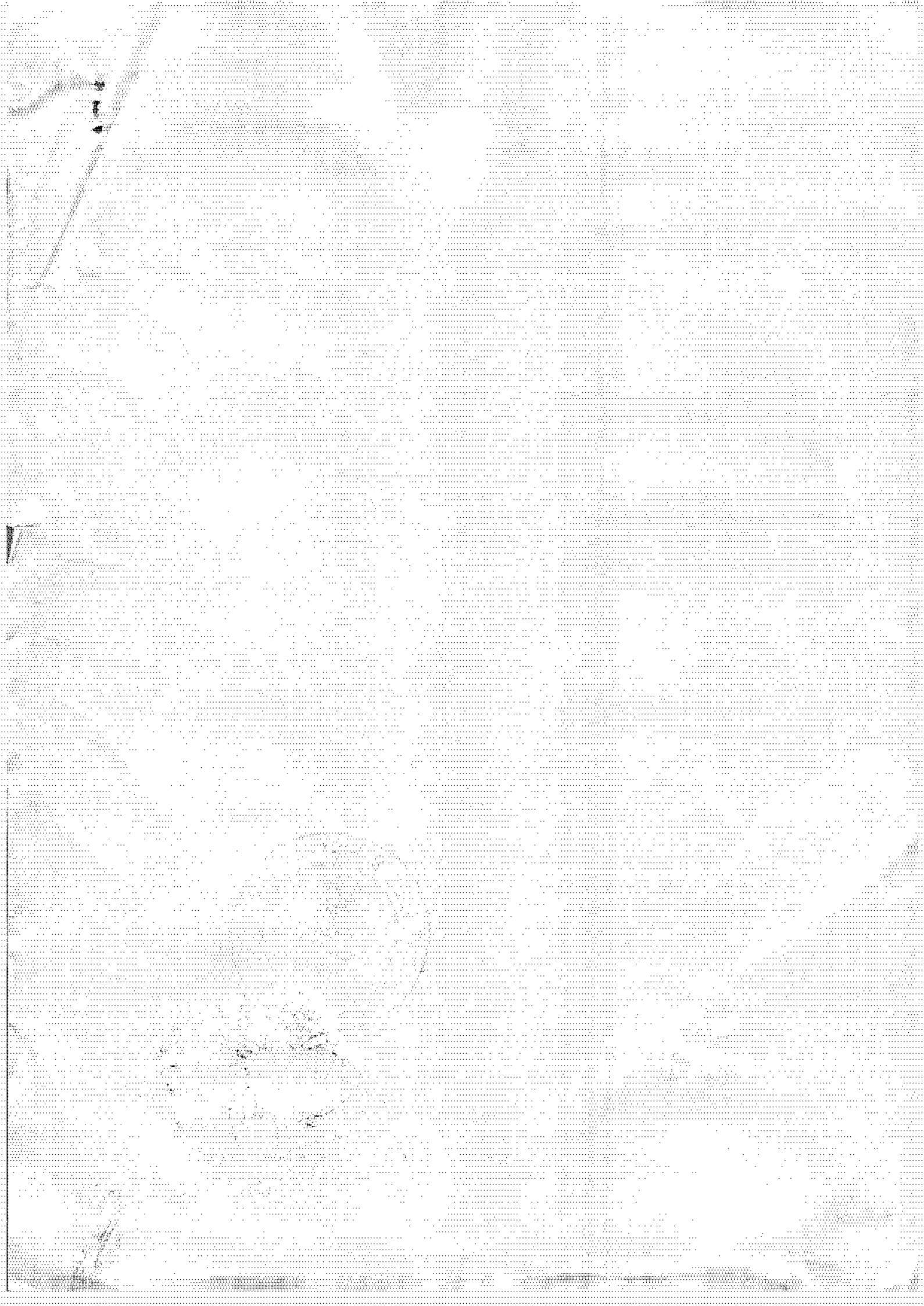
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,01,790/- and Stamp Duty paid by Stamp Rs. 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 093033, Amount, Rs.100/-, Date of Purchase: 14/02/2020, Vendor name: S Chanda



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2020, Page from 195644 to 195729

being No 190403193 for the year 2020.



Digitally signed by SRIJANI GHOSH
Date: 2020.07.15 13:55:45 +05:30
Reason: Digital Signing of Deed.

Ghosh

Certified to be a true Copy

(Srijani Ghosh) 2020/07/15 01:55:45 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.



CHECKED BY
Am
H-c.
04/09/2020

(This document is digitally signed)

Ghosh
Additional Registrar of Assurances, IV,
Kolkata
04/09/2020