

Book-1, volume-1904, P-192333-192441, Deed-3195, Year- 0020

# भारतीय गैर न्यायिक

दस  
रुपये  
रु. 10

TEN  
RUPEES  
Rs. 10



## INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

45AB 120408

Serial No. 1645 Date 4/9/2020  
 Reg. No. D Year 1984 Pages to  
 Serial No. 3195 2020  
 Name of the Party  
 Name of the Property  
 Name of the Registrar  
 Name of the Assessor

817.00

Stamp Duty (1% & P (2))  
 Stamp Duty (3% & P (3))  
 Stamp Duty (4% & P (4))  
 Stamp Duty (5% & P (5))  
 Stamp Duty (6% & P (6))  
 Stamp Duty (7% & P (7))  
 Stamp Duty (8% & P (8))  
 Stamp Duty (9% & P (9))  
 Stamp Duty (10% & P (10))  
 Stamp Duty (11% & P (11))  
 Stamp Duty (12% & P (12))  
 Stamp Duty (13% & P (13))  
 Stamp Duty (14% & P (14))  
 Stamp Duty (15% & P (15))  
 Stamp Duty (16% & P (16))  
 Stamp Duty (17% & P (17))  
 Stamp Duty (18% & P (18))  
 Stamp Duty (19% & P (19))  
 Stamp Duty (20% & P (20))

4.00

10.00

10.00

817.00

841.00

D. Sarda

Record Keeper  
Registrar of Assurances-IV  
Kolkata

04/09/2020

Registrar of Assurances-IV  
Kolkata

[Signature]  
04/09/2020

10995

07 AUG 2020

No. 10/- Date

Name: B. C. LAHIRI

Address

Address: Alipore Judge's Court, Kol-37

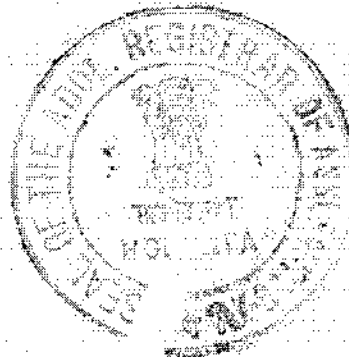
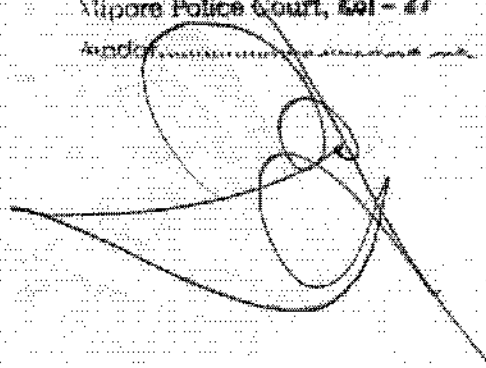
Alipore Collectorate, 24 Pgs. (3)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kol - 37

And



3324/2020

I-3195/2020



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

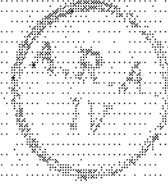
AC 702474

1900

21

6/2293/2020

Rs 2,05,61.000/-



Not to be used as a receipt or as a document of title or as a document of debt or as a document of credit or as a document of any other nature.

*[Signature]*  
Notary Public

6 JUL 2020

*[Signature]*  
Notary Public of  
Assam - IV, Khasi

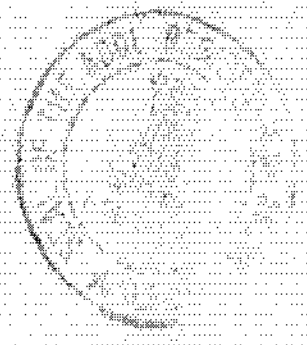
106  
22/6  
3/1/2020

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

35  
श्री. नं. 35  
केंद्र नं. 11  
श्री. नं. 11  
श्री. नं. 11

श्री. नं. 35  
श्री. नं. 11  
श्री. नं. 11

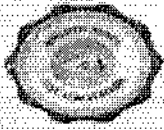
श्री. नं. 35



ADDITIONAL DEPUTY  
COMMISSIONER

23.01.2024

Identified by me  
Rajesh Kulkarni  
Shri. K. S. Kulkarni  
126, 1st Stage, 1st  
K. S. Kulkarni



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

GRN: 19-202021-002262293-8 Payment Mode: Net Banking-SELF  
GRN Date: 26/06/2020 18:05:48 Payment Gateway: SBI ePay-Canara Bank  
BRN: 4359440035501 BRN Date: 26/06/2020 18:07:10  
SBI ePay txn No.: 831826506619552 SBI ePay txn Date: 26/06/2020 18:06:20

DEPOSITOR'S DETAILS

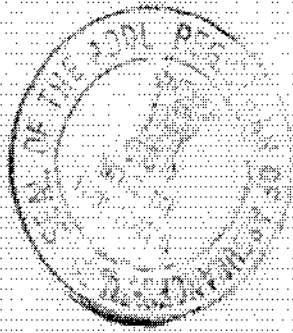
Name: CGEWHO Id No.: 2000612293/3/2020  
Contact No. Mobile No. +91 9999856861  
E-mail:  
Address: 6TH FLOOR A WING JANPATH BHAWAN NEW DELHI  
User Type: Buyer/Claimants

Query Year

PAYMENT DETAILS

Sl No	Identification No.	Head of A/C Description	Head of A/C	Amount( ₹)
1	2000612293/3/2020	Property Registration-Registration Fees	0030-03-104-001-15	285715
2	2000612293/3/2020	Property Registration-Stamp duty	0030-02-103-003-02	177420
Total Amount				2069835

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



A handwritten signature in black ink, appearing to be a stylized name, located below the official stamp.



Government of West Bengal

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

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

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

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

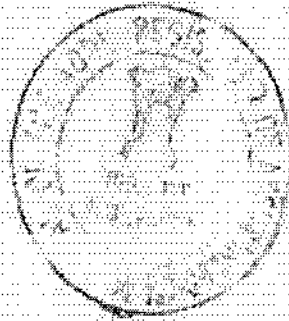
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Anrita Sannigrahi 16, Dakshin Para Road, P.O- Paschim Barisha, P.S- Thakurpukur, District-South 24- Parganas, West Bengal, India, PIN - 700063	Represent alive of Seller [SHOEBIL REALTY PRIVATE LIMITED] [VENVE R REALTY PRIVATE LIMITED]		2085 	Anrita Sannigrahi 27/07/2020
2	Mr Surendra Kumar Dugar 52/A/1 Ballygunge Circular Road, P.O- Ballygunge, P.S- Ballygunge, District-South 24- Parganas, West Bengal, India, PIN - 700019	Represent alive of Seller [AYANNA DEVELOP ERS LLP]		2584 	Surendra Kumar Dugar 27.06.2020

Query No: 19042000612293/2020, 25/06/2020 02:28:10 PM KOLKATA (A.R.A. - IV)

Page 2 of 2

13/07/2020 Query No.-19042000612293 / 2020 Deed No: 1 - 190403195 / 2020, Document is digitally signed.

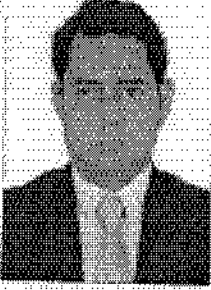


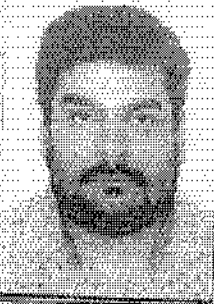
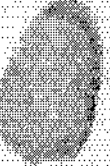

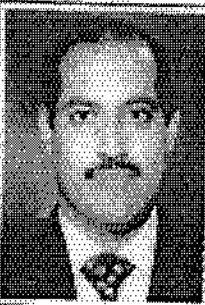
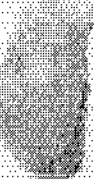
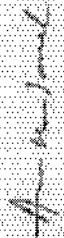
Page 5 of 109

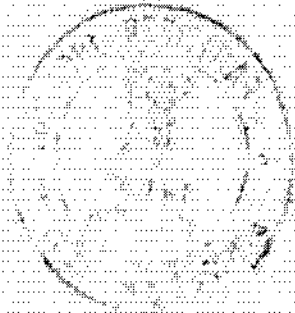


A handwritten signature in black ink, written vertically. The signature is stylized and appears to be a single name or set of initials.



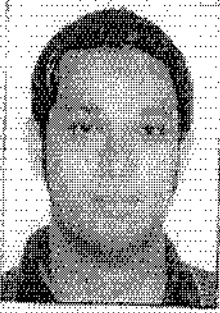
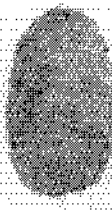

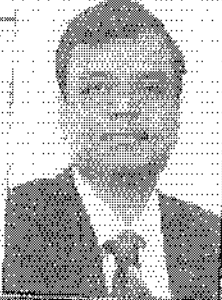

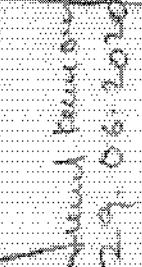
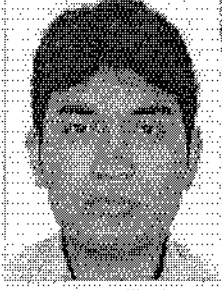


I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr. Roman Kishore 6th Floor, A-Wing, Janpath Bhavan, Janpath Lane, New Delhi, P.O. - Janpath Lane, P.S. - CONNAUGHT PLACE, District - New Delhi, Delhi, India, PIN - 110001	Representative of Buyer (CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANIZATION)			 29/07/20
4	Mr Rishi Kyal 30C, South End Park, Near Goal Park, P.O - Sarai Bose Road, P.S - Lake, District - South 24 Parganas, West Bengal, India, PIN - 700029	Representative of Seller (AYANNA HOMES LLP)			 29.7.2020
5	Mr Anur Kumar Sancheti 25B, Carnac Street, P.O - Little Russell Street, P.S - Shakespeare Sarani, District - Kolkata, West Bengal, India, PIN - 700016	Representative of Seller (RS GROUP REALTY PRIVATE LIMITED)			 29/07/20



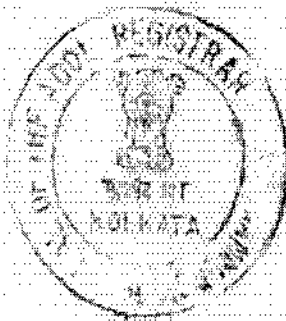
ADDITIONAL RECEIPTS  
OF ADDITIONAL RECEIPTS  
2 5 JUN 2020

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
6	Mr Siddhartha Mukherjee Alias Mr. Sanchana Mukhopadhyay 119, Bhupen Roy Road, P.O. Bahala, P.S. - Bahala, District - South 24 Parganas, West Bengal, India, PIN - 700034	Representative of Seller [ECLAIR INFRACO N LLP] [ETAKA REALSTATE LLP] [EKARAJ BUILDCON LLP]		2889 	 29.06.2020
7	Mr Surendra Kumar Dugar 52/4/1, Ballygunge Circular Road, P.O. - Ballygunge, P.S. - Ballygunge, District - South 24 Parganas, West Bengal, India, PIN - 700019	Representative of Seller [ERDANTY INFRACO N LLP]		2884 	 29.06.2020
8	Mr Ranul Kyal 30C, South End Park, P.O. - Sarat Bose Road, P.S. - Lake, District - South 24 Parganas, West Bengal, India, PIN - 700029	Representative of Seller [WRIDDHI DEVELOPER PRIVATE LIMITED] [IKKA INFRA PROJECTS PRIVATE LIMITED]		2890 	 29/6/2020

Query No.: 19042000612293/2020, 17:06:26/03/28/20 PM, KOLKATA (A.R.A. - 11)

Page 4 of 8



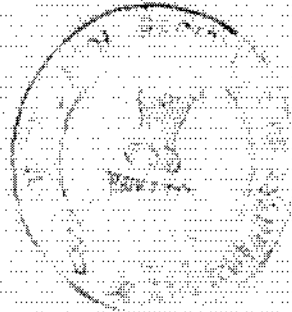
*[Handwritten signature]*

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
0	Mrs Bratali Mukhopadhyay 119, Bhuban Roy Road, P.O.- Bahala, P.S.- Bahala, District- South 24- Parganas, West Bengal, India, PIN - 700034	Representative of Seller (FOUNTAINGRASS BUILDER S PRIVATE LIMITED)			 29/6/2020
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	M. Prakash Musaddi Son of Mr. Rajkumar Musaddi 12B Lord Sinha Road, P.O.- Shakespeare Sarani P.S.- Shakespeare Sarani District- Kolkata, West Bengal, India, PIN- 700016	Mr Anvita Sanmigrani, Mr Surendra Kumar Dugar, Mr Roshan Kishore, Mr Rishi Kyal, Mr Anuj Kumar Sanjeev, Mr Siddhartha Mukherjee, Mr Surendra Kumar Dugar, Mr Rahul Kyal, Mrs Bratali Mukhopadhyay			 29.6.2020

(Tripti Misra)

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



ADDITIONAL REGISTRAR  
OF COMPANIES, INDIA  
30 JUN 2020

[1] **SHOEBILL REALTY PRIVATE LIMITED** [PAN AAVCS9719G] [CIN U45400WB2015PTC207041], a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 12 (168), Banamali Ghoshal Lane, Block-B, Flat No. A-4, First Floor, , Post Office - Behala, Police Station - Behala, Kolkata - 700034 and represented by its **Director Ms. Amrita Sannigrahi** [PAN CAGPS3109C] [AADHAAR 556475014001], daughter of Ashok Sannigrahi, by faith - Hindu, by occupation - Business, residing at 18, Dakshin Para Road, Post Office - Paschim Barisha, Police Station - Thakurpukur, Kolkata - 700063, [2] **AYANNA DEVELOPERS LLP** [PAN ABJFA1B04C] [LLPIN AAJ-0163], a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 12C, Chakraberia Road (North), Post Office - Lala Lajpat Rai Sarani, Police Station - Ballygunge, Kolkata - 700020 and represented by its **Partner Mr. Surendra Kumar Dugar** [PAN ACUPD1317K] [AADHAAR 887644458052], son of Jhumarmal Dugar, residing at 52/4/1, Ballygunge Circular Road, Post Office - Ballygunge, Police Station - Ballygunge, Kolkata - 700019 **AND** [3] **VETIVER REALTY PRIVATE LIMITED** [PAN AAFCV1666F] [CIN U45400WB2015PTC207042], a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 12 (168), Banamali Ghoshal Lane, Block-B, Flat No. A-4, First Floor, , Post Office - Behala, Police Station - Behala, Kolkata - 700034 and represented by its **Director Ms. Amrita Sannigrahi** [PAN CAGPS3109C] [AADHAAR 556475014001], daughter of Ashok Sannigrahi, by faith - Hindu, by occupation - Business, residing at 18, Dakshin Para Road, Post Office - Paschim Barisha, Police Station - Thakurpukur, Kolkata - 700063, hereinafter called and referred to as **"OWNERS/VENDORS"** (Which term or expression shall unless be excluded by or repugnant to the subject or context shall be deemed to mean and include their respective successors-in-interest/office, successors and/or assigns) of the **FIRST PART**

**AND**

**CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION** [CGEWHO] [PAN AAATC1861B] a society registered under the Societies Registration Act XXI of 1960 having its registered office at 5<sup>th</sup> Floor, A-Wing, Janpath Bhavan, Janpath Lane, New Delhi - 110001, represented by its Assistant Director (Administration) **Mr. Roshan Kishore** [PAN AWMPK7856J] [AADHAAR 416023994144], son of Late Raj Kishore aged about 40 years, working for gain at 6<sup>th</sup> Floor, A-Wing, Janpath Bhavan, Post Office - Janpath, Police Station - Janpath, New Delhi - 110001, India, hereinafter called and referred to as **"PURCHASER"** (Which term or expression shall unless

be excluded by or repugnant to the subject or context shall be deemed to mean and include its successors-in-interest/office, successors and/or assigns) of the **SECOND PART**

**AND**

**AYANNA HOMES LLP [PAN ABIFA3806F] [LLPIN AAI-9828]**, a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 122/1R, Sabyendranath Majumder Sarani, Post Office - Kalighat, Police Station - Tollygunge, Kolkata - 700026 and represented by its **Director Mr. Rishi Kyal [PAN AFTPK7464G] [Aadhaar 600912830434]**, son of Balkrishan Kyal, by faith - Hindh, by Occupation - Business, residing at 30C, South End Park, Near Gol Park, Post Office - Sarat Bose Road, Police Station - Rabindra Sarobar (formerly Lake Police Station), District - 24 Parganas (South), PIN Code - 700029, hereinafter jointly referred to as the **CONFIRMING PARTY NO.1** (which term or expression shall unless be excluded by or repugnant to the subject or context shall be deemed to mean and include its respective successors-in-interest/office, successors and/or assigns) of the **THIRD PART**

**AND**

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

**AND**

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



office at 55/1A, Strand Road, Post office - Beadon Street, police Station - Jorabagan, Kolkata - 700006, West Bengal, represented by its **Partner Mr. Siddhartha Mukhopadhyay Alias Siddhartha Mukherjee**, [PAN AIFPM4138C] [AADHAAR 903941196665], by Nationality Indian, by Caste Hindu, son of Late Ashutosh Mukhopadhyay, by occupation Business, residing at 119, Bhupen Roy Road, Post Office - Behala and Police Station - Behala, Kolkata 700 034, [2] **EKDANT INFRACON LLP** [PAN AAGFE9572P] [LLPIN AAM-0306], a Limited Liability Partnership incorporated under Limited Liability Partnership Act, 2008 and having its registered office at 12C, Chakrabarti 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 Jhumamal dugar, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 52/4/1, Ballygunge Circular Road, Police Station - Ballygunge, Post Office - Ballygunge, Kolkata - 700019, [3] **ETAKA REALSTATE LLP** [PAN AAGFE6450Q] [LLPIN AAK-2381], a Limited Liability Partnership incorporated under Limited Liability Partnership Act, 2008 and having its registered office at 55/1A, Strand Road, Post office - Beadon Street, Police Station - Jorabagan, Kolkata - 700006, West Bengal, represented by its **Partner Mr. Siddhartha Mukhopadhyay Alias Siddhartha Mukherjee** [AIFPM4138C] [AADHAAR 903941196665], son of Late Ashutosh Mukhopadhyay, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 119, Bhupen Roy Road, Police Station - Behala, Post Office - Behala, Kolkata - 700034, [4] **WRIDDHI DEVELOPER PRIVATE LIMITED** [PAN AABCW3621R] [U45400WB2013PTC191422], a company incorporated within the meaning of Companies Act, 1956 and having its registered office at 161/1, Mahatma Gandhi Road, Room No. 41, Post Office - Burrobazar, Police Station - Jorasanko, Kolkata - 700007, West Bengal, represented by its **Director Mr. Rahul Kyal** [PAN AGHPK1359F] [AADHAAR 748707934912], son of Balkrishan Kyal, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 30C, South End Park, Police Station - Rabindra Sarobar (formerly Lake Police Station), Post Office - Sarat Bose Road, Kolkata - 700029, [5] **IKKA INFRA PROJECTS PRIVATE LIMITED** [PAN AADCI1900M] [U45400WB2013PTC191426], a company incorporated within the meaning of Companies Act, 1956 and having its registered office at 161/1, Mahatma Gandhi Road, Room No. 41, Post Office - Burrobazar, Police Station - Jorasanko, Kolkata - 700007, West Bengal, represented by its **Director Mr. Rahul Kyal** [PAN AGHPK1359F] [AADHAAR 748707934912], son of Balkrishan Kyal, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 30C, South End Park, Police Station -

Rabindra Sarobar (formerly Lake Police Station), Post Office - Sarat Bose Road, Kolkata - 700029, **[6] EKARAJ BUILDCON LLP [PAN AAGFE6322D] [LLPIN AAK-2378]**, a Limited Liability Partnership incorporated under Limited Liability Partnership Act, 2008 and having its registered office at 122/1R, Satyendra Nath Majumdar, Post Office - 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(158) Banamali Ghoshal Lane, BL-B, Flat-A4, 1<sup>st</sup> Floor, Post Office and Police Station Behala, Kolkata 700 034 and represented by its **Director Mrs. Bratati Mukhopadhyay [PAN AESPM6897F] [AADHAAR 884513307107]**, wife of Late Ashutosh Mukhopadhyay, by faith - Hindu, by Occupation - Business, residing at 119, Bhupen Roy Road, Post office - Behala, Police Station - Behala, District - 24 Parganas (South), PIN Code - 700034 hereinafter called and referred to as **GRANTORS/CONFIRMING PARTY NO.3** (which term or expression shall unless be excluded by or repugnant to the subject or context shall be deemed to mean and included their respective successors-in-interest/office, successors and/or assigns) of the **FIFTH PART**

**WHEREAS:**

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

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

2. By a Deed of Conveyance dated 19<sup>th</sup> day of September, 1984 made between Patit Paban Pailan, therein referred to as the vendor of the one part and one Chapala Bala Kayal, therein referred to as the purchaser of the other part and registered at the Office of Sub Registrar - Bishnupur 24 Parganas (South) and recorded in Book No. 1, Volume No. 38, Pages - 239 to 243, Being No. 6736 for the year 1984, the said Patit Paban Pailan sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Chapala Bala Kayal all that the piece and parcel of Sali Land admeasuring **16.50 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **R.S. Dag No. 116** corresponding to **R.S. Khatian No. 80** lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registrar - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South), (which is morefully and particularly described and mentioned in the Schedule thereunder written), absolutely and forever free from all encumbrances, charges, liens, lispandise, attachments, mortgages, acquisitions, requisitions, debutter or trust whatsoever, at or for a consideration therein mentioned.
3. Thus pursuant to the Deed of Sale dgted 19<sup>th</sup> day of September, 1984 as recited above the said Chapala Bala Kayal acquired right title and interest and as such became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that the piece and parcel of Sali Land admeasuring **16.50 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **R.S. Dag No. 116** corresponding to **R.S. Khatian No. 80** lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registrar - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South) and became entitled to record her name in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRO Bishnupur Block as also became entitled to mutate her name in the records of the Kulerdari Gram Panchayat upon payment of proportionate rates and taxes as applicable (hereinafter referred to as the said **Chapala's Land**).

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

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

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

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

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

10. By another Deed of Conveyance dated 25<sup>th</sup> day of July 2003 made between Kaitav Parul, therein referred to as the vendor of the one part and the said Ashutosh Mukhopadhyay, therein referred to as the purchaser of the other part and registered at the Office of Additional District Sub Registrar - Bishnupur 24 Parganas (South) and recorded in Book No. 1, Volume No. 71, Pages - 385 to 396, **Being No. 3789** for the year 2006, the said Kaitav Parul sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Ashutosh Mukhopadhyay **all that** the pieces and parcels of Sali Land admeasuring **3.30 Decimals** more or less having rayati shatiban dakhali rights therein and comprised in **R.S. Dag No. 116** corresponding to **L.R. Dag No. 115** corresponding to **R.S. Khatian No. 80** corresponding to **L.R. Khatian No. 84** lying and situated at Mouja Sarnasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registrar - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South), (which is morefully and particularly described and mentioned in the Schedule thereunder written), absolutely and forever free from all encumbrances, charges, liens, lispandise, attachments, mortgages, acquisitions, requisitions, debutter or trust whatsoever, at or for a consideration therein mentioned.
11. By another Deed of Conveyance dated 23<sup>th</sup> day of July 2003 made between Rabindra Nath Dhar, therein referred to as the vendor of the one part and the said Ashutosh Mukhopadhyay, therein referred to as the purchaser of the other part and registered at the Office of Additional District Sub Registrar - Bishnupur 24 Parganas (South) and recorded in Book No. 1, Volume No. 71, Pages - 397 to 407, **Being No. 3790** for the year 2006, the said Rabindra Nath Dhar sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Ashutosh Mukhopadhyay **all that** the pieces and parcels of Sali Land admeasuring **2.46 Decimals** more or less having rayati shatiban dakhali rights therein and comprised in **R.S. Dag No. 116** corresponding to **L.R. Dag No. 115** corresponding to **R.S. Khatian No. 80** corresponding to **L.R. Khatian No. 84** lying and situated at Mouja Sarnasterchak, J.L. No. 17

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

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



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

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

15. Thus pursuant to the Deed of Sale dated 26<sup>th</sup> day of August 2015 as recited above the said Shoebill Realty Pvt. Ltd., acquired right title and interest and as such became seized and possessed of and/or otherwise well and sufficiently entitled to **all that** the pieces and parcels of Sali Land admeasuring **10.00 Decimals** more or less having rayati sthitban dakhali rights therein and comprised in **L.R. Dag No. 115** (corresponding to **R.S. Dag No. 116**) corresponding to **L.R. Khatian No. 571** (previous **L.R. Khatian No. 487**) lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registrar - Bishnupur 24

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

16. By another Deed of Conveyance dated 24<sup>th</sup> day of July 1998 made between Ashutosh Mukhopadhyay, therein referred to as the vendor of the one part and one Parimal Chandra Paul alias Pal, therein referred to as the purchaser of the other part and registered at the Office of Additional District Sub Registrar - Bishnupur 24 Parganas (South) and recorded in Book No. 1, Volume No. 38, Pages – 321 to 326, Being No. 2103 for the year 1998, the said Ashutosh Mukhopadhyay sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Parimal Chandra Paul @ Pal out of the said Ashutosh's Land being all that the pieces and parcels of Sali Land admeasuring **3.33 Decimals** more or less having rayati shtitiban dakhali rights therein and comprised in **L.R. Dag No. 115** (corresponding to **R.S. Dag No. 116**) corresponding to **L.R. Khatian No. 487** (previous **R.S. Khatian No. 80**) lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registrar - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South), (which is morefully and particularly described and mentioned in the Schedule thereunder written), absolutely and forever free from all encumbrances, charges, liens, lispense, attachments, mortgages, acquisitions, requisitions, debutor or trust whatsoever, at or for a consideration therein mentioned.
17. By another Deed of Conveyance dated 8<sup>th</sup> day of January 2015 made between the said Parimal Chandra Paul @ Pal, therein referred to as the vendor of the one part and Ayanna Developers Pvt. Ltd. and Ayanna Homes Pvt. Ltd., therein referred to as the purchasers of the other part and registered at the Office of Additional District Sub Registrar - Bishnupur 24 Parganas (South) and recorded in Book No. 1, CD Volume No. 1, Pages – 2268 to 2286, Being No. 153 for the year 2015, the said Parimal Chandra Paul @ Pal sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Ayanna Developers Pvt. Ltd. and Ayanna Homes Pvt. Ltd. all that the pieces and parcels of Sali Land admeasuring **3.33 Decimals**

more or less having rayati sthliban dakhali rights therein and comprised in L.R. Dag No. 115 (corresponding to R.S. Dag No. 116) corresponding to L.R. Khatian No. 487 (previous R.S. Khatian No. 80) lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registrar - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South), (which is morefully and particularly described and mentioned in the Schedule thereunder written), absolutely and forever free from all encumbrances, charges, liens, dispendence, attachments, mortgages, acquisitions, requisitions, debutter or trust whatsoever, at or for a consideration therein mentioned.

18. Thus pursuant to the Deed of Sale dated 8<sup>th</sup> day of January 2015 as recited above the said Ayanna Developers Pvt. Ltd. and Ayanna Homes Pvt. Ltd. acquired right title and interest and as such each of them individually became well and sufficiently entitled to all that the undivided proportionate one-half share or interest into or upon all that the pieces and parcels of Sali Land admeasuring 3.33 Decimals more or less having rayati sthliban dakhali rights therein and comprised in L.R. Dag No. 115 (corresponding to R.S. Dag No. 116) corresponding to L.R. Khatian Nos. 617 and 619 (previous L.R. Khatian No. 487) lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registrar - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South) and recorded its name in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRO Bishnupur Block as also mutated its name in the records of the Kulerdari Gram Panchayat upon payment of proportionate rates and taxes as applicable.
19. Thus pursuant to the Deed of Sale dated 8<sup>th</sup> day of January 2015 as recited above the said Ayanna Developers Private Limited, acquired right title and interest and as such became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that the undivided proportionate one-half share or interest which is equivalent to all that the pieces and parcels of Sali Land admeasuring 1.665 Decimals more or less having rayati sthliban dakhali rights therein and comprised in L.R. Dag No. 115 (corresponding to R.S. Dag No. 116) corresponding to L.R. Khatian No. 617 (previous L.R. Khatian No. 487)

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

20. By another Deed of Conveyance dated 25<sup>th</sup> day of August 2015 made between the said Ashutosh Mukhopadhyay, therein referred to as the vendor of the one part and Vetiver Realty Pvt. Ltd., therein referred to as the purchaser of the other part and registered at the Office of District Sub Registrar - IV Alipore 24 Parganas (South) and recorded in Book No. 1, Volume No. 1604-2015, Pages - 64629 to 64659, **Being No. 6466** for the year 2015, the said Ashutosh Mukhopadhyay sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Vetiver Realty Pvt. Ltd. out of the said Ashutosh's Land being **all that** the pieces and parcels of Sali Land admeasuring **4.00 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **L.R. Dag No. 115** (corresponding to **R.S. Dag No. 116**) corresponding to **L.R. Khatian No. 487** (previous **R.S. Khatian No. 80**) lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registrar - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South) and recorded its name in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRO Bishnupur Block as also mutated its name in the records of the Kulerdari Gram Panchayat upon payment of proportionate rates and taxes as applicable.
21. Thus pursuant to the Deed of Sale dated 25<sup>th</sup> day of August 2015 as recited above the said Vetiver Realty Pvt. Ltd. acquired right title and interest and as such became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **all that** the pieces and parcels of Sali Land admeasuring **4.00 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **L.R. Dag No. 115** (corresponding to **R.S. Dag No. 116**)

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

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

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

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

26. Thus pursuant to the Deed of Sale dated 15<sup>th</sup> day of June 2001 as recited above the said Biswanath Pailan and Ratikanta Pailan acquired right title and interest and as such became seized and possessed of and/or otherwise well and sufficiently entitled to all that the pieces and parcels of Sali Land admeasuring 12.375 Decimals more or less having rayati sthitiban dakhali rights therein and comprised in L.R. Dag No. 115 (corresponding to R.S. Dag No. 116) corresponding to L.R. Khatian Nos. 227, 229, 230 and 231 (previous R.S. Khatian No. 80) lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registrar - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdai Gram Panchayat and in the District of 24 Parganas (South).

Sl.	Name of the Title Holder	Title acquired from	Share	Area in Decimals
1.	Biswanath Pailan	Motilal Pailan	One-fifth	3.30
	Biswanath Pailan	Kalidasi Pailan	One-fourth	0.825
	Biswanath Pailan	Renubala Pailan	Half share	2.0625
<b>Total Share of Biswanath Pailan</b>				<b>6.1875</b>

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

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

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



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

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

Bishnupur 24 Parganas (South) and recorded in Book No. 1, CD Volume No. 1, Pages – 5231 to 5247, **Being No. 350** for the year 2015, the said Susama Pallan & Others sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Ayanna Developers Pvt. Ltd. and Ayanna Homes Pvt. Ltd. out of the said Motla's Land being **all that** the pieces and parcels of Sali Land admeasuring **15.125 Decimals** more or less having rayati shtibban dakhali rights therein and comprised in **L.R. Dag No. 115** (corresponding to **R.S. Dag No. 116**) corresponding to **L.R. Khatian Nos. 227, 228, 229, 230 and 231** (previous **R.S. Khatian No. 80**) lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registrar - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South), (which is morefully and particularly described and mentioned in the Schedule thereunder written), absolutely and forever free from all encumbrances, charges, liens, lispendense, attachments, mortgages, acquisitions, requisitions, debuttur or trust whatsoever, at or for a consideration therein mentioned.

35. Thus pursuant to the Deed of Sale dated 19<sup>th</sup> day of January 2015 as recited above the said Ayanna Developers Pvt. Ltd. and Ayanna Homes Pvt. Ltd. acquired right title and interest and as such each of them individually became well and sufficiently entitled to **all that** undivided proportionate **one-half** share or interest into or upon **all that** the pieces and parcels of Sali Land admeasuring **15.125 Decimals** more or less having rayati shtibban dakhali rights therein and comprised in **L.R. Dag No. 115** (**R.S. Dag No. 116**) corresponding to **L.R. Khatian Nos. 617 and 619** (previous **L.R. Khatian Nos. 227, 228, 229, 230 and 231**) lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registrar - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South) and recorded their names in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRO Bishnupur Block as also mutated their names in the records of the Kulerdari Gram Panchayat upon payment of proportionate rates and taxes as applicable

36. Thus pursuant to the Deed of Sale dated 19<sup>th</sup> day of January 2015 as recited above the said Ayanna Developers Private Limited, acquired right title and interest and as such became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **all that** the undivided proportionate **one-half** share or interest which is equivalent to **all that** the pieces and parcels of Sali Land admeasuring **7.5625 Decimals** more or less having rayati shritban dakhali rights therein and comprised in **L.R. Dag No. 115 (R.S. Dag No. 116)** corresponding to **L.R. Khatian No. 617** (previous **L.R. Khatian Nos. 227, 228, 229, 230 and 231**) lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registrar - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South) and recorded its name in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRO Bishnupur Block as also mutated its name in the records of the Kulerdari Gram Panchayat upon payment of proportionate rates and taxes as applicable (hereinafter referred to as the said **Lot-D Land**) (which is morefully and particularly described and mentioned in the **Fourth Schedule** hereunder written).
37. By another Deed of Conveyance dated 26<sup>th</sup> day of June 2015 made between Ranubala Mondal, therein referred to as the vendor of the one part and Ayanna Developers Pvt. Ltd. and Ayanna Homes Pvt. Ltd., therein referred to as the purchasers of the other part and registered at the Office of District Sub Registrar - IV Allpore 24 Parganas (South) and recorded in Book No. 1, Volume No. 1604-2015, Pages - 19695 to 19719, **Being No. 5029** for the year 2015, the said Ranubala Mondal sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Ayanna Developers Pvt. Ltd. and Ayanna Homes Pvt. Ltd. out of the said Motilal's Land being **all that** the pieces and parcels of Sali Land admeasuring **1.50 Decimals** more or less having rayati shritban dakhali rights therein and comprised in **L.R. Dag No. 115** (corresponding to **R.S. Dag No. 116**) corresponding to **L.R. Khatian Nos. 227, 228 and 231** (previous **R.S. Dag No. 80**) lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registrar - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South), (which is morefully and particularly described and mentioned in the Schedule thereunder written), absolutely and forever free from all encumbrances, charges, liens, lispendense, attachments, mortgages,

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

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

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

40. Thus pursuant to the five Deeds of Sale all dated 8<sup>th</sup> January 2015, 19<sup>th</sup> January 2015, 26<sup>th</sup> June, 2015 and 26<sup>th</sup> August 2015, the said Shoebill Realty Pvt. Ltd., Ayanna Developers Pvt. Ltd. and Vetiver Realty Pvt. Ltd. jointly became seized and possessed of and/or otherwise well and sufficiently entitled to all that the Lot-A Land, the Lot-B Land, the Lot-C Land, the Lot-D Land and the Lot-E Land being **ALL THAT** the piece and parcel of Sali Land measuring **23.9775 Decimals** more or less having rayati sthiliban dakhali rights therein and comprised in **L.R. Dag No. 115** (corresponding to **R.S. Dag No. 116**) measuring **10.00 Decimals** more or less corresponding to **L.R. Khatian No. 571** (previous **L.R. Khatian No. 487**) **AND L.R. Dag No. 115** (corresponding to **R.S. Dag No. 116**) measuring **9.9775 Decimals** more or less corresponding to **L.R. Khatian No. 617** (previous **L.R. Khatian Nos. 227, 228, 229, 230 & 231**) **AND L.R. Dag No. 115** (corresponding to **R.S. Dag No. 116**) measuring **4.00 Decimals** more or less corresponding to **L.R. Khatian No. 573** (previous **L.R. Khatian No. 487**) lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South) and recorded their names in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRO Bishnupur Block as also mutated their names in the records of the Kulerdari Gram Panchayat upon payment of proportionate rates and taxes as applicable (hereinafter referred to as the said **Entire Land**) (which is morefully and particularly described and mentioned in the **Sixth Schedule** hereunder written).
41. After mutation of their names the said Shoebill Realty Private Limited, Ayanna Developers Private Limited and Vetiver Realty Private Limited made three separate applications at the Office of the Block Land & Land Reforms Officer, Bishnupur - I at Bhasa, 24 Parganas (South) for conversion of the land use from agricultural land and/or Sali to Bastu and accordingly by three separate orders being Memo No. S-2/927/BLLRO-Bishnupur-1/13 dated 15<sup>th</sup> October 2015, Memo No. S-2/298/BLLRO-Bishnupur-1/13 dated 3<sup>rd</sup> June 2015 and Memo No. S-2/933/BLLRO-Bishnupur-1/13 dated 15<sup>th</sup> October 2015 the said conversion applications were

granted and disposed off and accordingly the land use was changed from agricultural land and/or Sali to Bastu. Pursuant to obtaining necessary conversion of the nature of land use from Sali to Bastu the said Shoebill Realty Private Limited, Ayanna Developers Private Limited and Vetiver Realty Private Limited have become entitled to utilize the said Entire Land for bastu purpose and/or for construction of any realstate projects.

42. The Vendors herein jointly with the other Owners of the adjacent lands with an intention to commercially exploit the land, intended to develop a housing project with all the modern facilities, amenities and benefits into or upon **all that the land measuring 756.00 Decimals** more or less comprised in several dag nos. and khatian nos. lying and situate at Moujas of Daulatpur and Sarnasterchak, Police Station - Bishnupur, District 24 Parganas (South) (hereinafter collectively referred to as the said **Larger Property**) and pursuance of such intention the Vendor herein jointly with other Owners of the adjacent lands, entered into a Development Agreement for the development of a housing project, hereinafter called and referred to as the "**Housing Project**" upon the said Entire Land which forms a part or portion of the Larger Property.
43. Pursuant to three separate Development Agreements dated 23<sup>rd</sup> day of June 2015, 9<sup>th</sup> day of November 2015 and 22<sup>nd</sup> day of September 2017 and two Supplementary Agreements both dated 30<sup>th</sup> June, 2017 and 19<sup>th</sup> December, 2018 (hereinafter collectively referred to as the said **Development Agreements**) made and executed between seventy nine separate independent legal entities, therein referred to as the Owners of the one part and the said **PS Vinayak Complex LLP**, therein referred to as the Developer of the other part and registered at the Office of the District Sub Registrar - IV Alipore, 24 Parganas (South) and recorded in Book No. 1, Being No. 4903 for the year 2015, Book No. 1 Being No. 7787 for the year 2015, Book No. 1 Being No. 6419 for the year 2017, Book No. 1 Being No. 5048 for the year 2017 and Book No. 1 Being No. 7480 for the year 2018 respectively, whereby the Owners in consideration of the Developer being the said PS Vinayak Complex LLP assuring to built and construct a housing project comprising of several building blocks containing self contained flats/units, car parking spaces and various modern facilities and amenities granted the right of development and construction of a housing project on the said Larger Property which included the said Entire Land unto and in favour of the said PS Vinayak Complex LLP and on such other terms and condition therein mentioned.

44. The Vendor herein, as per the terms and conditions of the said Development Agreement, executed several registered General Power of Attorneys in favour of the said PS Vinayak Complex LLP authorizing it to act, do and perform the acts deeds and things therein specified for the development of the said Larger Property which includes the said Entire Land.
45. In consideration of the rights and interest available by virtue of the said Development Agreement to the said PS Vinayak Complex LLP, PS Group Realty Private Limited, the Confirming Party No.2 herein, as a designated partner of the said PS Vinayak Complex LLP, has submitted a proposal on 12<sup>th</sup> February, 2019 in response to the Tender Notice dated 18<sup>th</sup> January, 2019, published in "The Economic Times" newspaper, by Central Government Employees Welfare Housing Organization (hereinafter referred to as the said CGEWHO), being the Purchaser herein for the construction and sale and/or transfer of a Housing Project on turnkey basis, proposed to be built and constructed upon **all that** the land measuring **239.00 Decimals** more or less comprised in several dag and khatian nos. situate at the Moujas of Daulatpur and 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).
46. The said PS Group Realty Private Limited/Confirming Party No.2 herein has submitted the financial bid on 4<sup>th</sup> July, 2019 and subsequently, the tender was awarded to the PS Group Realty Private Limited/the Confirming Party No.2 herein and a Letter of Intent (LOI) No. T-220/1 dated 2<sup>nd</sup> September, 2019 (hereinafter called and referred to as the said LOI) was issued by the CGEWHO in favour of the said PS Group Realty Private Limited/Confirming Party No.2 herein for the development of the said Project Land and construction of a housing project on the said Project Land.
47. By an Agreement for Cancellation dated 26<sup>th</sup> day of February 2020 made and executed between the said Deepak Kumar Jayaswal and another, therein referred to as the Owners of the One Part and the said PS Vinayak Complex LLP, therein referred to as the Developer of the Other Part and registered at the Office of the District Sub Registrar – IV Alipore, 24 Parganas (South) and recorded in Book No. 1, Volume No. 1604-2020, Pages – 32599 to 32618, Being No. 963 for the year 2020, whereby and where under the said Deepak Kumar Jayaswal and

another with the consent and agreement of the said PS Vinayak Complex LLP cancelled and/or determined and/or terminated the Development Agreement dated 23<sup>rd</sup> day of June 2015, Being No. 4903 of 2015 together with the Supplementary Agreement dated 19<sup>th</sup> day of December 2016, Being No. 7480 of 2016, on such terms and conditions as recorded therein.

48. By another Agreement for Cancellation dated 27<sup>th</sup> day of February 2020 made and executed between the said Eeshvi Real Estate LLP and Twenty Seven other independent legal entities, therein referred to as the Owners of the One Part and the said PS Vinayak Complex LLP, therein referred to as the Developer of the Other Part and registered at the Office of the District Sub Registrar – IV Alipore, 24 Parganas (South) and recorded in Book No. I, Volume No. 1604-2020, Pages – 33964 to 33997, **Being No. 1006** for the year 2020, whereby and where under the said Eeshvi Real Estate LLP and Twenty Seven other independent legal entities with the consent and agreement of the said PS Vinayak Complex LLP cancelled and/or determined and/or terminated the Development Agreement dated 22<sup>nd</sup> day of September 2017, Being No. 6419 of 2017, on such terms and conditions as recorded therein.
49. By another Agreement for Cancellation dated 27<sup>th</sup> day of February 2020 made and executed between Bratati Mukhopadhyay and Forty Seven other independent legal entities, therein referred to as the Owners of the One Part and the said PS Vinayak Complex LLP, therein referred to as the Developer of the Other Part and registered at the Office of the District Sub Registrar – IV Alipore, 24 Parganas (South) and recorded in Book No. I, Volume No. 1604-2020, Pages – 33696 to 33743, **Being No. 1007** for the year 2020, whereby and where under the said Bratati Mukhopadhyay and Forty Seven other independent legal entities with the consent and agreement of the said PS Vinayak Complex LLP cancelled and/or determined and/or terminated the Development Agreement dated 9<sup>th</sup> day of November 2015, Being No. 7787 of 2015 together with the Supplementary Agreement dated 30<sup>th</sup> day of June 2017, Being No. 5048 of 2017, on such terms and conditions as recorded therein.
50. Thus the said three Cancellation Agreements as recited hereinabove all dated 27<sup>th</sup> day of February 2020 and 28<sup>th</sup> day of February 2020 and all registered at the Office of the District Sub Registrar – IV Alipore, 24 Parganas (South) and recorded in Book No. 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**.

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

agreed to join and execute these presents in confirmation of the transfer of the demarcated chunk of land referred to as the said Land, which is being transferred under these presents in favour of the Purchaser herein.

53. The Confirming Party No.3 herein under four separate Deeds of Sale all dated 13<sup>th</sup> day of October 2014, 14<sup>th</sup> day of October 2014 and 26<sup>th</sup> day of August 2015 and registered at the Offices of the DSR-II and DSR-IV Aipore 24 Parganas (South) and recorded in Book No. I Being No. 7810 for the year 2014, Book No. I Being No. 11065 for the year 2014, Book No. I Being No. 11066 for the year 2014 and Book No. I Being No. 6468 for the year 2015, acquired right title and interest and as such became seized and possessed of and/or otherwise well and sufficiently entitled to all that the pieces and parcels of land admeasuring 52.36 Decimals more or less comprised in L.R. Dag No. 701 (corresponding to R.S. Dag No. 501) measuring 20.50 Decimals more or less corresponding to L.R. Khatian Nos. 3358, 3359, 9124, 9125, 9126 and 9127 AND L.R. Dag No. 702 (corresponding to R.S. Dag No. 501/773) measuring 6.00 Decimals more or less corresponding to L.R. Khatian Nos. 3358, 3359, 9124, 9125, 9126 and 9127 AND L.R. Dag No. 703 (corresponding to R.S. Dag No. 501/774) measuring 18.86 Decimals more or less corresponding to L.R. Khatian Nos. 3358, 3359, 9124, 9125, 9126 and 9127 AND L.R. Dag No. 700 (R.S. Dag No. 502) measuring 7.00 Decimals more or less corresponding to L.R. Khatian Nos. 3358, 3359, 9124, 9125, 9126 and 9127 lying and situated at Mouja - Hanspukuria, J.L. No. 20 and within the territorial jurisdiction of Thakurpukur Police Station (previously Behala Police Station) and within the jurisdiction of the Additional District Sub Registration Office Behala 24 Parganas (South) and within the local limits of Ward No. 144 of the Kolkata Municipal Corporation and in the District of 24 Parganas (South) AND ALL THAT the pieces and parcels of Sali Land admeasuring 30.00 Decimals more or less comprised in L.R. Dag No. 112 (R.S. Dag No. 113) measuring 12.00 Decimals more or less corresponding to L.R. Khatian No. 518, 520, 612, 613, 618 and 649 AND L.R. Dag No. 113 (R.S. Dag No. 114) measuring 9.00 Decimals more or less corresponding to L.R. Khatian No. 518, 520, 612, 613, 618 and 649 AND L.R. Dag No. 114 (R.S. Dag No. 115) measuring 9.00 Decimals more or less corresponding to L.R. Khatian No. 572 lying and situated at Mouja - 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 Kulerderi 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**).

54. Pursuant to transfers made out of the said Land Demarcated for Common Road, under a Deed of Sale dated 15<sup>th</sup> day of February 2019 and registered at the Office of the DSR-II Alipore 24 Parganas (South) and recorded in Book No. 1, Volume No. 1602-2019, Pages – 46883 to 46917 Deed No. 1323 for the year 2019, the said Confirming Party No.3 continued to remain seized and possessed of and/or otherwise well and sufficiently entitled to **all that the pieces and parcels of land admeasuring 36.73 Decimals more or less comprised in L.R. Dag No. 700, 701, 702 and 703 corresponding to L.R. Khatian Nos. 3358, 3359, 9124, 9125, 9126 and 9127 lying and situated at Mouja Hanspukuria, J.L. No. 20 and within the territorial jurisdiction of Behala Police Station and within the jurisdiction of the ADSR 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 **Eighth Schedule** hereunder written).**
55. By a Deed of Declaration dated 12<sup>th</sup> day of June 2020 (hereinafter referred to as the said **Deed of Declaration**) made and executed between the Grantors/Confirming Party No.3 herein, therein referred to as the Grantors of the First Part and the Purchaser herein, therein referred to as the Beneficiary of the Second Part and the Confirming Party No.2 herein, therein referred to as the PS Group of the Third Part, in consideration of the understanding as entered into between the CGEWHO and the Confirming Party No.2 herein and in consideration of the

said LOI, the Grantors/Confirming Party No.3 at the instance of the Confirming Party No.2 transferred and conveyed a permanent Irreversible and transferable easementary right to common passage together with a right to facilitate all easements and essential services to the said Project Land such as laying electrical cables, communication cables, water lines, drainage lines, water reservoirs, pipelines, sewerage lines etc. through the Common Passage to the said Project Land unto and in favour of the Purchaser herein, absolutely and forever, on such terms and conditions as morefully described and therein mentioned.

56. The Confirming Party No. 1, the Confirming Party No. 2 and the Confirming Party No. 3 hereby represent, confirm and assure that they are not claiming any right or title or interest in the ownership of the said Land and no part of the consideration payable under these presents is being paid in favour of the Confirming Party No.1, the Confirming Party No. 2 or the Confirming Party No.3.

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

a. The **Vendors** obtained their right, title and interest pertaining to the said **Land** successively from the erstwhile recorded owners and have clear, marketable, unfettered, absolute and unrestricted right, title and interest and pursuant thereto are seized and possessed of and/or otherwise well and sufficiently entitled to the said **Land** which is properly identified by metes and bounds in accordance with various government records, maps and plans. No person other than the **Vendors** have any right, title and/or interest, of any nature whatsoever in the said **Land** or any part thereof and the **Vendors** have made all payments to be made in terms of the documents under which the said **Land** were acquired and there are no impediments, defaults, omissions or constraints whatsoever with regard to the rights, titles, estate, privileges and interests vesting in the **Vendors**. All current and antecedent title documents have been duly registered and stamped at the correct valuation of the said **Land** as required under law;

b. The **Vendors** have full right, power and authority to enter into this Deed of Conveyance.

- c. The **Vendors** represent that they have made all material disclosures in respect of the said **Land** and have provided all necessary information in relation to the transactions contemplated herein and all original documents of title of the **Vendors** and all other title related documents such as powers of attorney, heirship certificates, faraznama and/or sworn affidavits affirming heirships and court orders etc. wherever necessary with regard to the chain of title are in its custody and the **Vendors** agree to handover to the **Purchaser** on or before the execution of these presents.
- d. THAT no part or portion of the said **Land** can be deemed to be vacant land within the meaning of the Urban Land (Ceiling & Regulations) Act, 1976 and liable to be surrendered and/or acquired thereunder. The **Vendors** further represents that neither they nor their predecessors held any excess vacant land within the meaning of Urban Land (Ceiling and Regulation) Act, 1976 and if required the **Vendors** shall apply for and obtain necessary no objection certificate from the competent authority under the said Act at its cost and expenses.
- e. The said **Land** and all parts of it are free from all kinds of encumbrance and third party claims including any prior sale/ agreement to sell, lease/license/ allotment whether flat buyer agreement, plot buyer agreement or villa buyer agreement or any other agreement or memorandum of understanding for sale, booking of any plot, flat, apartment or any other space/ area gift, mortgage, tenancy, license, trust, exchange, lease, encroachment by or settled possession of a third party or any power of attorney or any other authority, oral or otherwise empowering any other person(s) to deal with the said **Land** or any part thereof for any purpose whatsoever, claims, loan, surety, security, lien, court injunction, litigation, stay order, notices, charges, disputes, acquisition, attachment in the decree of any court, hypothecation, income tax or wealth tax attachment or any other registered or unregistered encumbrance whatsoever. No part or portion of the said **Land** has vested under any law in force and the said **Land** is properly contiguous land and there are no impediments with regard to the development and construction of the said **Land**.
- f. The **Vendors** are in absolute compliance of the applicable law, all statute, law, land ceiling laws, regulation, ordinance, rule, judgment, notification, rule of common law,

order, decree, bye-law, government approval, directive, guideline, requirement or other governmental restriction, or any similar form of decision of, or determination by, or any interpretation, policy or administration including rules and regulations prescribed by the Kolkata Improvement Trust (KIT) as well as the Land Use & Control Development Plan of the KMDA, having the force of law of any of the foregoing, by any authority having jurisdiction over the matter in question as in effect as of the date of these presents;

- g. No part or portion of the said **Land** is classified as 'industry'.
- h. No part or portion of the said **Vendors'** Land fall under the East Kolkata Wetlands (Conservation and Management) Act, 2006.
- i. That no suits and/or proceedings and/or litigations are pending in respect of the said **Land** or any part thereof and same is not involved in any civil, criminal or arbitration proceedings and no such proceedings and no claims of any nature (whether relating to, directly or indirectly) are pending or threatened by or against **Vendors** or in respect whereof **Vendors** are liable to indemnify any person concerned and as far as the **Vendors** are aware there are no facts likely to give rise to any such proceedings.
- j. The **Vendors** further represent if any dispute arises in future the **Vendors** shall be responsible for any litigation related to their title to the said **Land** and in that event, the **Vendors** shall, at their own costs and expenses, settle all disputes, claims, demands, suits, complaints, litigation, etc. in relation to the right, title and interest of the **Vendors** over the said **Land** and ensure that the development and construction of the project by the **Purchaser** shall not be interrupted, obstructed, hampered or delayed in any manner by such disputes, claims, demands, suits, complaints, litigation, etc. Further, the **Vendors** agree and acknowledge that in the event the **Purchaser** incurs any costs, expenses, damages etc. to rectify or remedy the title of the **Vendors** to the said **Land**, it shall be entitled to recover and the **Vendors** shall be deemed to have an admitted liability to pay such costs charges and expenses incurred by the **Purchaser** on being intimated.

- k. The Vendors represent that no part or portion of the said land ever belonged to any Debtor trust and/or to any Minor;
- l. The Vendors shall also apply for and bear the cost of shifting drainage lines, electrical lines, pipelines or any other service lines running underneath or over the said Land from their existing location to any other location for enabling the Purchaser to construct without any obstruction and with full authority;
- m. The said Land or any part thereof is, not affected by any requisition or acquisition of the Govt or any other statutory body such as the KMDA, Housing Board, PWD or National Highway Authority or Road alignment of any authority or authorities under any law and the said Land is not attached under any decree or order of any Court of Law or dues of the Income Tax, Revenue or any other Public Demand.
- n. There are no prohibitory orders, notices of any nature whatsoever of any Municipal Authority or Statutory Body concerning or relating to or involving the said Land or the Vendors pertaining to the said Land. There are no court orders or any orders/ directions from any Governmental Authority or any other person, which may have any adverse effect on the right, title and interest of the said Land vesting with the Vendors, the contemplated transaction under these presents or on the development and construction of the project;
- o. Subject to what has been stated in these presents, the Vendors have not done and shall not do nor permit to be done, anything whatsoever that would in any way impair, hinder and/or restrict the rights of the Purchaser under these presents including, without limitation, the unfettered exercise by the Purchaser of the sole and exclusive right to develop the said Land.
- p. There is no dispute with any revenue or other financial department of State or Central Government or elsewhere in relation to the affairs of the said Land and there are no facts, which may give rise to any such dispute.

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



**NOW THIS INDENTURE OF CONVEYANCE WITNESSETH:**

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

**SEVENTH SCHEDULE** hereunder written read together with the **First Schedule, Second Schedule, Third Schedule, Fourth Schedule, Fifth Schedule and Sixth Schedule** hereunder written **OR HOWSOEVER OTHERWISE** the said **LAND** or any part or portion thereof now is or are or at any time or times heretofore was or were situated 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 messuage, hereditaments and premises or any part thereof usually held occupied or enjoyed or reputed to belonging to or in anywise appertaining with the same or any of them or any part thereof **AND** the reversion or reversions remainder or remainders and the rents issues and profits of the said **LAND** and every part or portion thereof **AND** all the legal incidences thereof **AND** all the estate right title interest inheritance possession use trust property claims and demands whatsoever both at law and in equity of the **Vendors** into or upon and in respect of the said **LAND** or any and every part thereof herein comprised and hereby sold granted and transferred **TOGETHER WITH** all deeds pottas muniments and evidences of title which are anyways exclusively relates to or concerns the said **LAND** or any part or portion thereof which now are or hereinafter shall or may be in the custody power possession or control of the **Vendors** or any person or persons from whom the **Vendors** can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said **LAND** hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the **Purchaser** absolutely and forever free from all encumbrances including but **NOT** limited to charges, liens, lispendense, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, exchange, trusts, adverse possession, debutter or any type of encumbrance whatsoever or howsoever;

**AND THIS DEED FURTHER WITNESSETH THAT** in consideration of the said LOI and in consideration of such commercial agreements the said **PS Group/Confirming Party No.2** has with the **Grantors/Confirming Party No.3** and in further consideration of the Deed of Declaration dated 12<sup>th</sup> day of June 2020 the **Grantors/Confirming Party No.3** herein with the consent and