

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

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

- a. **THAT NOTWITHSTANDING** any act, deed matter or thing whatsoever by the **Vendors** done or executed or knowingly suffered to the contrary the **Vendors** are now absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said **LAND** together with all the appurtenances thereto hereby sold, granted, conveyed, transferred, assigned and intended so to be and every part or portion thereof for a perfect and indefeasible estate or inheritance without any manner or conditions use trust encumbrances or to make void the same;
- b. **THAT NOTWITHSTANDING** any act, deed or thing or committed by the **Vendors** or any of its ancestors or predecessors-in-title, the **Vendors** have good right full power and absolute authority to sell, grant, convey, transfer, assign and assure the said **LAND** and the rights, easements, properties, appurtenances hereditament and premises hereby sold transferred and conveyed unto the **Purchaser** in the manner aforesaid;

- c. **AND THAT** the said **LAND** together with all appurtenances thereto hereby sold, granted and conveyed or expressed so to be is now free from all encumbrances including but **NOT** limited to charges, liens, dispendence, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, exchange, trusts, adverse possession, debutter or any type of encumbrance whatsoever or howsoever made or suffered by the **Vendors** or any persons having or lawfully or equitably claiming any estate or interest therein through under or in trust for the **Vendors** in the said **LAND** together with appurtenances thereto hereby sold in the manner aforesaid.
- d. **AND THAT** the **Purchaser** shall and may at all times hereafter peacefully and quietly hold possess and enjoy the same and every part thereof and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the **Vendors** or any person or persons lawfully claiming through from under or in law or trust for the **Vendors** or any of its/his/her/their ancestors or predecessors-in-title.
- e. **AND FURTHER THAT** the **Vendors** and all persons having lawfully or equitably claiming any estate, right, title, interest, use, trust, property, claim and demand whatsoever and howsoever into or upon and in respect of the said **LAND** together with the appurtenances thereto hereditament and premises or any part or portion thereof through or under or in trust for the **Vendors** or any of its/his/her/their ancestors or predecessors-in-title shall and will from time to time and at all times hereafter at the request cost and expenses of the **Purchaser** make, do, execute and perfect or cause to be made, done executed and perfected all such further and absolutely assuring, conveying and confirming the said **LAND** unto and to the use and benefit of the said **Purchaser** forever in the manner as aforesaid, as the said **Purchaser** shall or may reasonably require **AND FURTHER MORE THAT** the **Vendors** shall at all times hereafter indemnify and keep indemnified the **Purchaser** against losses, damages, costs, charges and expenses, if any, suffered by reason of any hidden defect in title of the **Vendors** or any breach of the covenants hereunder contained and for giving effect to this clause the other various properties of the **Vendors** shall have charge created upon them, in discharge of the present indemnity given by the **Vendors** in favour of the **Purchaser**;

- f. **THAT the Vendors** are executing this Sale Deed in favour of the **Purchaser** at the instance of the **PS Group/Confirming Party No.2** as part performance of the LOI No.T-220/1 dated 2nd September, 2019 issued by the Central Government Employees Welfare Housing Organization (CGEWHO), the **Purchaser** herein for the construction and development of Turnkey Composite Housing Project on the said **LAND**.
- g. **THAT the Vendors** also hereby irrevocably declares and confirms that, save and except the said Development Agreement mentioned hereinbefore it has not entered into any kind of agreement, moreover all the agreements and the said Development Agreement in respect of the said **LAND** hereby transferred of whatsoever in nature held by it is cancelled and in consideration of the payment received by it from the **Purchaser** it has foregone and cancelled all its right, title and interest from the said **LAND** and delivered quiet, vacant and peaceful possession of the said **LAND** to the **Purchaser** herein and that the cost, charges and expenses in connection with the Sale Deed including stamp duty, registration charges and expenses, lawyer's fee etc. have been borne by the **Purchaser**.
- h. That the said **Land** as morefully mentioned in the **Seventh Schedule** hereunder written is no way the assigned land as defined in Endowment Act and the said **LAND** or any part or portion thereof is not a leasehold property in any manner whatsoever.
- i. **THAT NOTWITHSTANDING** anything contained herein, the **Vendors** shall without any demur sign and execute all letters, papers, plans, documents, applications etc as and when called upon by the **Purchaser** to do so or otherwise the **Purchaser** as the authorized representative and/or constituted attorney of the **Vendors** shall be deemed empowered to sign and/or execute all letters, papers, plans, documents, applications etc, that may be required from time to time to be executed for the limited purpose of obtaining all such mandatory and/or prior sanctions or approvals from the statutory authority or authorities, in the context of the said **LAND**.
- j. **THAT NOTWITHSTANDING** anything contrary contained herein, the **Vendors** shall be solely and absolutely responsible for liquidating all such arrear and/or outstanding statutory claims, demands or impositions in the form of panchayat and/or municipal rates or taxes or such other statutory dues, levies or otherwise and in the event the **Vendors** do not settle or liquidate such statutory claims or demands within ninety days from the date of execution of these presents,

the **Purchaser** shall be deemed to have a first charge upon other properties of the **Vendors** and the same shall only be considered fully satisfied and discharged upon the **Vendors** making the said **LAND** free from all encumbrances of whatsoever nature.

- k. **AND ALSO** the **Vendors** have not at any time done or excused or knowingly suffered or been part to any act deed or things whereby and whereunder the said **LAND** together with all appurtenances thereto hereby sold, granted, transferred and conveyed or expressed or so to be or any part or portion thereof is or may be impeached or encumbered or affected in title or otherwise.
- l. **AND THAT** the **Vendors** shall and will make and affirm such affidavit or affidavits and sign all papers and documents as necessary for the purpose of effecting mutation of the **Purchaser's** name in the records of the Kulerdari Gram Panchayat and/or with the Office of the Block Land & Land Reforms Officer, Bishnupur-I Block and/or also with such other statutory body or bodies.
- m. **AND** the **Vendors** do and each of them doth hereby further covenant and assure the **Purchaser** that it has not encumbered the said **LAND** together with all appurtenances thereto hereditament and premises in any way and has full right and absolute authority and power to sell the same in the manner aforesaid and for any reason whatsoever. If the **Purchaser** is dispossessed and/or deprived of full enjoyment of the said **LAND** together with all appurtenances thereto hereditament and premises or any part or portion thereof the **Vendors** shall and will indemnify the **Purchaser** entirely for the losses and damages to be suffered by it in respect of the said **LAND**.
- n. **AND FURTHER THAT** the **Vendors** do and each of them doth hereby declare and confirm that it does not hold any excess vacant land within the meaning of Urban Land (Ceiling & Regulation) Act 1976, both as amended up to date.
- o. **AND FURTHER THAT** the **Vendors** shall and will pay all outstanding panchayat and/or municipal rates and taxes, government revenues and all other impositions whatsoever due and payable by the **Vendors** or any of their predecessors-in-title/interest up to the date of these presents.

- p. **AND IT IS HEREBY FURTHER AGREED AND DECLARED** by and between the parties hereto that the **Vendors** covenant and assured the **Purchaser** that all such relevant title deeds, link deeds or prior deeds muniments, papers, documents and receipts in respect of the said **LAND** hereby conveyed to the **Purchaser** hereto and more fully and particularly mentioned and described in the **Seventh Schedule** hereunder written shall be delivered up in favour of the **Purchaser** herein simultaneously with the execution and registration of these presents.
- q. **AND IT IS HEREBY FURTHER AGREED AND DECLARED** by and between the parties hereto that the **Vendors** covenant and assured the **Purchaser** that all such title deeds, link deeds or prior deeds muniments, papers, documents and receipts in respect of the said **LAND** hereby conveyed to the **Purchaser** hereto and more fully and particularly mentioned and described in the **Seventh Schedule** hereunder written remaining in the custody, control and power of the **Vendors** herein shall be kept fully secured, saved harmless, un-obiterated and un-defaced with the covenant for production, inspection maintenance and security and the **Purchaser** herein shall have the right and power to take inspection thereof or obtain extracts therefrom at its own costs and expenses at all times upon forty eight hours prior notice in writing to the **Vendors** herein and the **Vendors** shall produce the original of those documents to all courts of law, tribunals, arbitration proceeding and other places at all times upon request and cost of the **Purchaser** herein upon forty eight hours prior notice in writing.
- r. **AND THAT** the **Vendors** also declares and confirms that it is in khas and vacant possession of the said **LAND** together with all appurtenances thereto and no one else has any right or interest therein or on any part or portion thereof as occupant or otherwise.
- s. **AND THAT** the **Vendors** herein declares and confirms that the said **LAND** more fully and particularly mentioned and described in the **Fourth Schedule** hereunder written has got no claim whatsoever with any government body and/or statutory body and/or any agency under the Government.
- t. **AND THAT** it is deemed that the **Vendors** simultaneously with the execution of these presents the **Vendors** has put the **Purchaser** into actual, physical, vacant and peaceful possession of the said **LAND** in implementation of these presents and the covenants as recorded herein.

- u. **AND THE VENDORS** do and each of them doth hereby assure and covenant with the **Purchaser** that in the event of there being any defect in title and/or any claim from any third Party, or any of the representations is found to be incorrect or false, the **Vendors** shall cause such defect to be removed, remedied and for such purposes sign, execute and register all such deeds of rectification and/or declaration and/or amendment and as such the **Vendors** have agreed to keep the **Purchaser** saved, harmless and fully indemnified from and against all costs, charges, claims, actions, suits and proceedings arising out of such defect in title and/or misrepresentation **AND** if for any reason whatsoever the **Vendors** fails to execute and register such deeds of rectification and/or declaration and/or amendment, under such eventuality the **Vendors** herein authorize and/or empower the **Purchaser** to represent the **Vendors** as his/her/their/its constituted attorney and sign, execute and present for registration such deeds of rectification and/or declaration and/or amendment before the concerned registering authority or authorities;
- v. **AND FURTHER THAT** Schedules and Plans annexed hereto form and constitute as an integral part of this Deed and while constructing and/or interpreting the meaning of this Deed the same shall be relied upon **AND** simultaneously with the execution of this Deed of Conveyance the **Vendors** have made over to the **Purchaser** the actual, physical, vacant and peaceful possession of the said **LAND**.

THE FIRST SCHEDULE ABOVE REFERRED TO

(SAID LOT-A LAND)

ALL THAT the pieces and parcels of Sali Land admeasuring **10.00 Decimals** more or less having rayati shtiruban 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 Kulerdar Gram Panchayat and in the District of 24 Parganas (South), a detail where of is set out hereinafter.

Sl. No.	R.S. Dag No.	L.R. Dag No.	L.R. Khatian No.	Nature of Land	Share in Dag	Total Area in Dag (Decimal)	Area conveyed (Decimal)
1.	116	115	571	Sali	0.2768	33.00	10.00
TOTAL							10.00

THE SECOND SCHEDULE ABOVE REFERRED TO

(SAID LOT-B LAND)

ALL THAT the pieces and parcels of Sali Land admeasuring **1.665 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. 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), a detail where of is set out hereinafter.

Sl. No.	R.S. Dag No.	L.R. Dag No.	L.R. Khatian No.	Nature of Land	Share in Dag	Total Area in Dag (Decimal)	Area conveyed (Decimal)
1.	116	115	617	Sali	0.0505	33.00	1.665
TOTAL							1.665

THE THIRD SCHEDULE ABOVE REFERRED TO

(SAID LOT-C LAND)

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 Kulercari Gram Panchayat and in the District of 24 Parganas (South), a detail where of is set out hereinafter:

Sl. No.	R.S. Dag No.	L.R. Dag No.	L.R. Khatian No.	Nature of Land	Share in Dag	Total Area in Dag (Decimal)	Area conveyed (Decimal)
1.	116	115	573	Sali	0.1212	33.00	4.00
TOTAL							4.00

THE FOURTH SCHEDULE ABOVE REFERRED TO

(SAID LOT-D LAND)

ALL THAT the pieces and parcels of Sali Land admeasuring **7.5625 Decimals** more or less having rayati sthitiben 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 Kulercari Gram Panchayat and in the District of 24 Parganas (South), a detail where of is set out hereinafter:

Sl. No.	R.S. Dag No.	L.R. Dag No.	L.R. Khatian No.	Nature of Land	Share in Dag	Total Area in Dag (Decimal)	Area conveyed (Decimal)
1.	116	115	617	Sali	0.2292	33.00	7.5625
TOTAL							7.5625

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

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

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

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

ALL THAT the piece and parcel of Sali Land measuring 23.9775 Decimals more or less having rayati 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 9.9775 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 Samasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur 24 Parganas (South) and within the local limits of the

Kulerdari Gram Panchayat and in the District of 24 Parganas (South), a detail where of is set out hereinafter:

Sl. No.	R.S. Dag No.	L.R. Dag No.	L.R. Khatian No.	Nature of Land	Share in Dag	Total Area in Dag (Decimal)	Area conveyed (Decimal)
1.	116	115	571	Sali	0.2788	33.00	10.00
2.	116	115	617	Sali	0.3000	33.00	9.9775
3.	116	115	573	Sali	0.1212	33.00	4.00
TOTAL							23.9775

THE SEVENTH SCHEDULE ABOVE REFERRED TO

(SAID LAND)

ALL THAT the piece and parcel of Homestead Land (Bastu) measuring **22.00 Decimals** out of **23.9775 Decimals** more or less having rayati shtitban 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), a detail where of is set out hereinafter:

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

OR HOWSOEVER OTHERWISE the said L.R. Dag No. 115 or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished and more clearly shown and delineated in the map or plan annexed hereto and thereon bordered RED which are butted and bounded in the manner following:-

L.R. Dag No. 115

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

THE EIGHTH SCHEDULE ABOVE REFERRED TO

(SAID COMMON PASSAGE)

ALL THAT the pieces and parcels of land admeasuring 35.73 Decimals more or less comprised in L.R. Dag No. 701 (corresponding to R.S. Dag No. 501) measuring 7.20 Decimals more or less corresponding to L.R. Khatian Nos. 3358, 3359, 9124, 9125, 9126 and 9127 AND L.R. Dag No. 702 (corresponding to R.S. Dag No. 501/773) measuring 6.00 Decimals more or less corresponding to L.R. Khatian Nos. 3358, 3359, 9124, 9125, 9126 and 9127 AND L.R. Dag No. 703 (corresponding to R.S. Dag No. 501/774) measuring 18.86 Decimals more or less corresponding to L.R. Khatian Nos. 3358, 3359, 9124, 9125, 9126 and 9127 AND L.R. Dag No. 700 (R.S. Dag No. 502) measuring 4.67 Decimals more or less corresponding to L.R.

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

Sl. No.	R.S. Dag No.	L.R. Dag No.	L.R. Khatian No.	Nature of Land	Share in Dag	Total Area in Dag (Decimal)	Area conveyed (Decimal)
1.	501	701	3358, 3359, 9124, 9125, 9126 & 9127	Bastu	0.0960	32.00	7.20
2.	501/773	702	3358, 3359, 9124, 9125, 9126 & 9127	Bastu	0.1134	37.00	6.00
3.	501/774	703	3358, 3359, 9124, 9125, 9126 & 9127	Bastu	0.5837	32.00	16.86
4.	502	700	3358, 3359, 9124, 9125, 9126 & 9127	Bastu	0.5714	7.00	4.67
TOTAL							36.73

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

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

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

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

SIGNED, SEALED & DELIVERED by the above named **SHOEBILL REALTY PRIVATE LIMITED** by affixation of its office Seal by its Director Ms. **Amrita Sannigrahi** pursuant to a board resolution dated 06.02.2020 in presence of:

SHOEBILL REALTY PVT. LTD.

Amrita Sannigrahi
Director.

1. *Mujib Kapat*
Ho: Rajpati Kapat
122/1R, S.N.M. Sarani
Kat-26
2. *Jayantakay*
Ho R.L. Ray
122/1R, S.N.M. Sarani
Kolkata 700026

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

AYANNA DEVELOPERS LLP

Surendra Kumar Dugar
Partner/Authorised Signatory

1. *Mujib Kapat*
2. *Jayantakay*

SIGNED, SEALED & DELIVERED by the above named Vetiver Realty Pvt. Ltd. by affixation of its office Seal by its Director Ms. Amrita Sannigrahi pursuant to a board resolution dated 06.02.2020 in presence of:

VETIVER REALTY PVT. LTD.
Amrita Sannigrahi
Director.

1. *Amrita Sannigrahi*

2. *Jayantakay*

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

Roshan Kishore

श्री. रोशन किशोर किशोरे
उप-निदेशक (प्रशासन),
केंद्रिय सरकारी कर्मचारी कल्याण
आवास संस्थान, नवी दिल्ली
110029

1. *Amrita Sannigrahi*

2. *Jayantakay*

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

AYANNA HOMES LLP.
Rishi Kyal
 Partner / Authorised Signatory

1. *Amit Kapat*

2. *Jayantak Ray*

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

PS Group Realty Pvt. Ltd.
Arun Kumar Sancheti
 Director/Authorised Signatory

1. *Amit Kapat*

2. *Jayantak Ray*

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

ECLAIR INFRACON LLP
Siddhartha Mukherjee
 Designated Partner

1. *Arupit Bispat*

2. *Jayanta Ray*

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

EKDANT INFRACON LLP
Surendra Kumar Dugar
 Partner/Authorized Signatory

1. *Arupit Bispat*

2. *Jayanta Ray*

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

ETAKA REAL ESTATE LLP
Siddhartha Mukherjee
 Designated Partner

1. *Arunjit Kapat*

2. *Jayanta Ray*

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

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

1. *Arunjit Kapat*

2. *Jayanta Ray*

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

IKKA INFRA PROJECTS PVT. LTD.

Rahul Kyal
Director / Authorized Signatory

1. *Amit Kapat*

2. *Jayanta Ray*

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

EKARAJ BUILDCON LLP

Siddhartha Mukherjee
Designated Partner

1. *Amit Kapat*

2. *Jayanta Ray*

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

FOUNTAINGRASS BUILDERS PVT. LTD.

Bratati Mukhopadhyay
Director.

1. *Arupit Kapat*

2. *Jayantakay*

Drafted & prepared
in my office :

Prithviraj Basu

PRITHVIRAJ BASU,
ADVOCATE,

High Court, Calcutta
WB/2869/1999

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

Rs. 2,95,68,000.00

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

MEMO OF CONSIDERATION

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

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

SHOEBIL REALTY PVT. LTD.

Anita Sanghvi
Director

AYANNA DEVELOPERS LLP

[Signature]
Partner / Authorized Signatory

VETIVER REALTY PVT. LTD.

Anita Sanghvi
Director

Signature of the Vendors

WITNESSES:

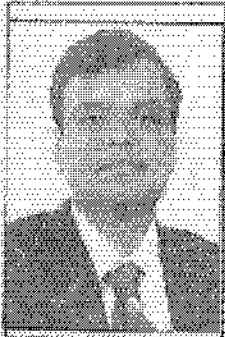
1. *Mujib Kapur*
2. *Jayantakay*

SPECIMEN FORM FOR TEN FINGERPRINTS



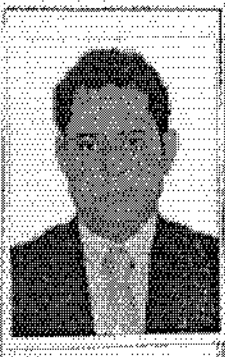
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LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature *Aravata Sanjayak*



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

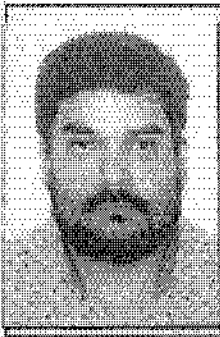
Signature *Sanjay Kumar*



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

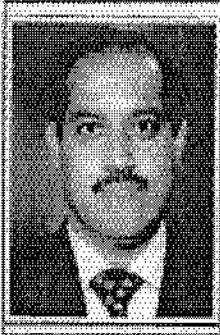
Signature *Rajna Kishore*

SPECIMEN FORM FOR TEN FINGERPRINTS



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

Signature *[Handwritten Signature]*



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

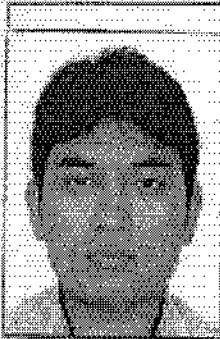
Signature *[Handwritten Signature]*



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

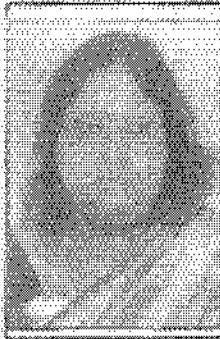
Signature *[Handwritten Signature]*

SPECIMEN FORM FOR TEN FINGERPRINTS



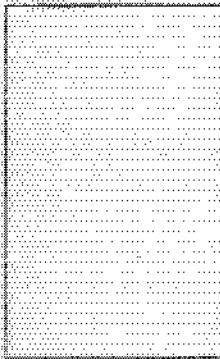
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LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature *[Handwritten Signature]*



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

Signature *[Handwritten Signature]*



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

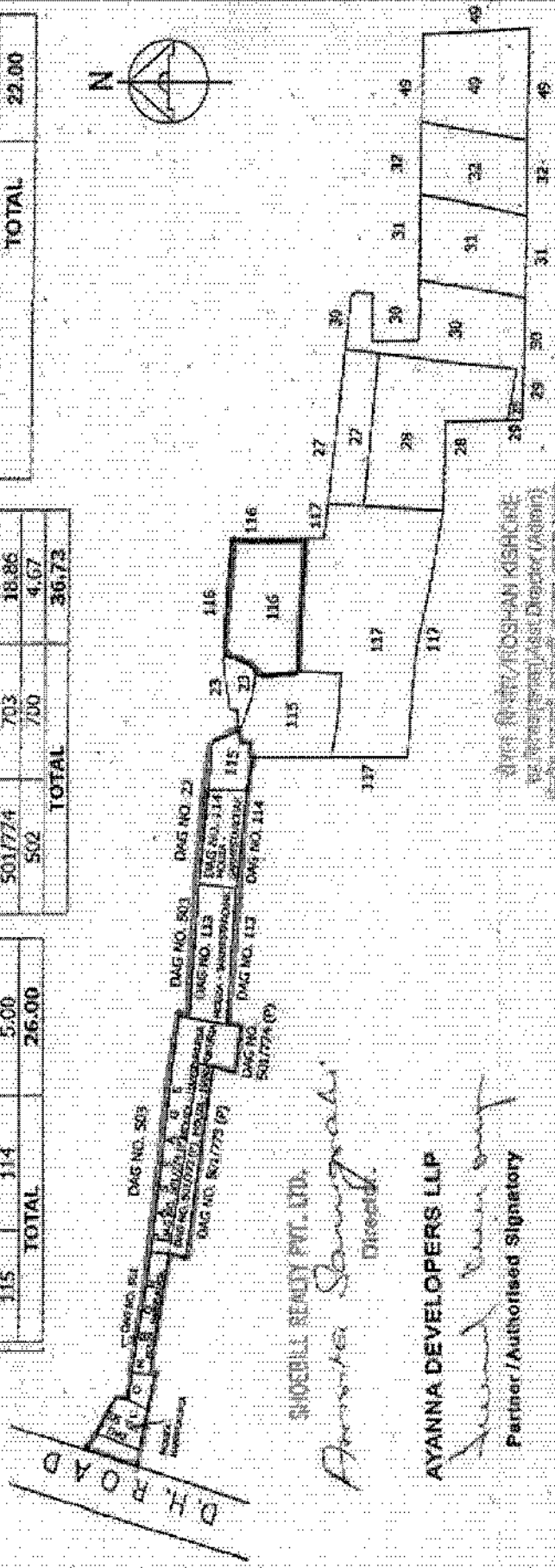
Signature _____

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

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

COMMON PASSAGE		
MOUZA - HANSPUKURIA J.I. NO. 20	R.S. DAG NO.	AREA (IN DECS)
501	701	7.20
503/773	702	6.00
503/774	703	18.86
TOTAL		36.73

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



SHOEBLL REALTY PVT. LTD.

Amrita Samgrahi
Director

AYANNA DEVELOPERS LLP

Sumit Kumar
Partner / Authorized Signatory

NETWER REALTY PVT. LTD.

Amrita Samgrahi
Director

DR. RAJESH KISHORE
Assistant Director (Admin)
Central Govt. Employees Housing Organisation
Flat No. 101, Sector 10, Gurgaon, Haryana

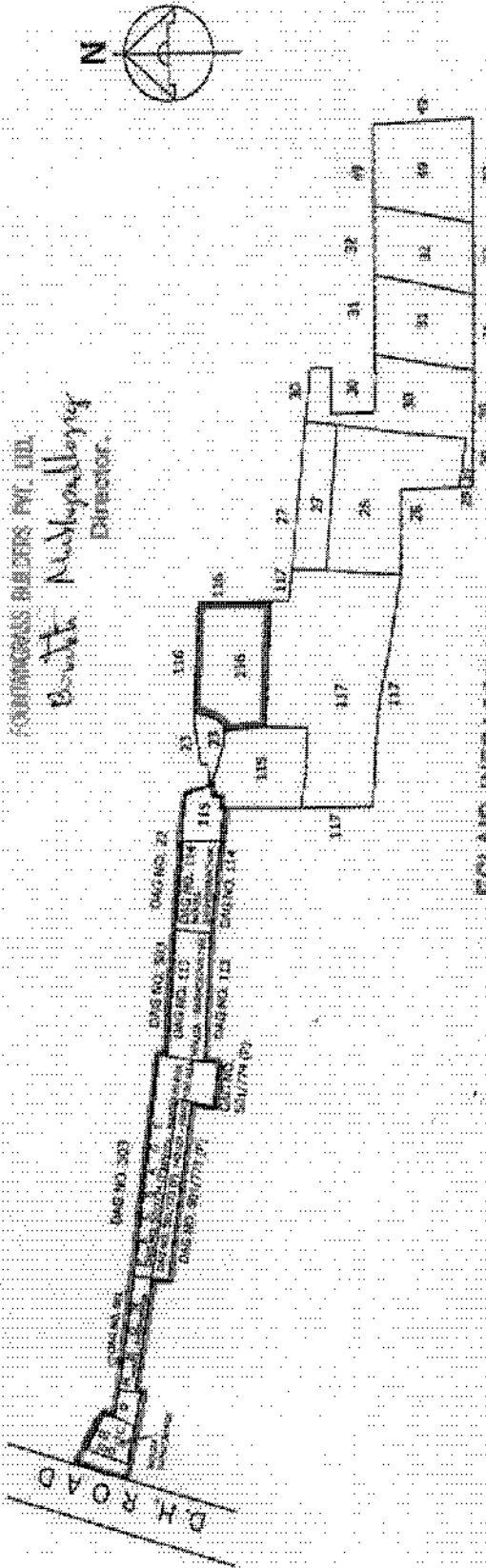
Rakesh Kishore
SIG. OF PURCHASER

SIG. OF VENDOR

Continue to Next Page

*Transferred by
Shoebll Realty Pvt. Ltd.*

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



COMMISSIONERS BUILDINGS PVT. LTD.
B. N. Mukherjee
 Director.

ECLAIR INFRACON LLP
Siddhant Mukherjee
 Designated Partner

WRIDHI DEVELOPER (P) LTD
Leena Jha
 Director / Authorized Signatory

AYANVA HOMES LLP.
Pranav Jha
 Partner / Authorized Signatory

EXDANT INFRACON LLP
Pranav Jha
 Partner / Authorized Signatory

SIG. OF CONFIRMING PARTY NO. 1

PS Group Realty Pvt. Ltd.
Anand
 Director / Authorized Signatory

ETAKA REAL ESTATE LLP
Siddhant Mukherjee
 Designated Partner

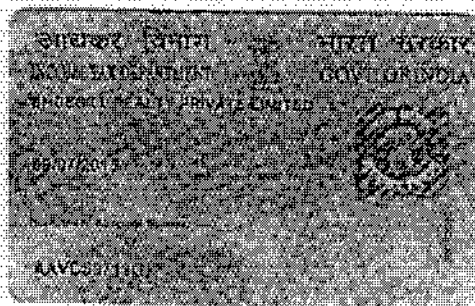
IKS INFRA PROJECTS PVT. LTD
Leena Jha
 Director / Authorized Signatory

EMARAJ BUILDCON LLP
Siddhant Mukherjee
 Designated Partner

SIG. OF CONFIRMING PARTY NO. 2

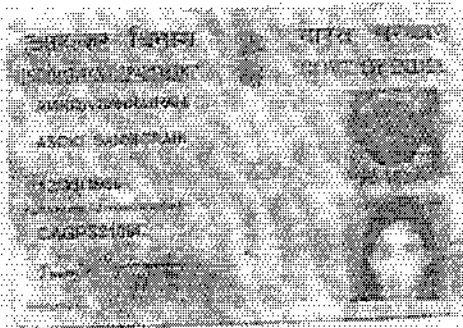
SIG. OF CONFIRMING PARTY NO. 3

Drawn By:
Siddhant Mukherjee



SHOEBLL REALTY PVT. LTD.

Amrita Saugrabi
Owner



Anvita Saungrati
Anvita Saungrati



ভারতীয় বিশেষায়িত ডাক

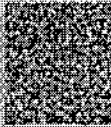
ভারত সরকার

Communication Authority of India
Government of India

Enrollment No: 19040312293

Amrita Sanigrahi
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আপনার আদার সংখ্যা/Your Aadhar No.

5564 7501 4001

সাধারণ মানুষের অধিকার



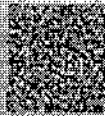
ভারত সরকার
GOVERNMENT OF INDIA



Amrita Sanigrahi
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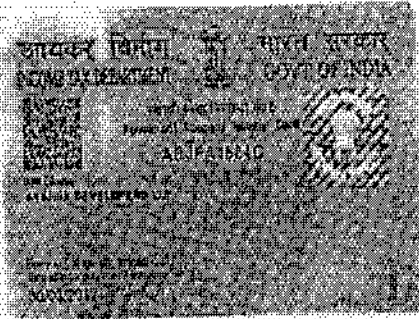
Amrita Sanigrahi
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সাধারণ মানুষের অধিকার

Amrita Sanigrahi
Amrita Sanigrahi



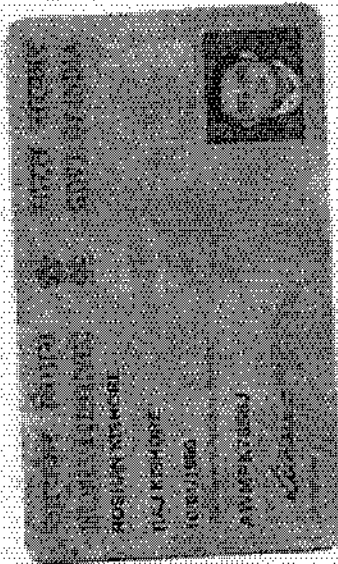
AYANNA DEVELOPERS LLP

Partner / Authorised Signatory

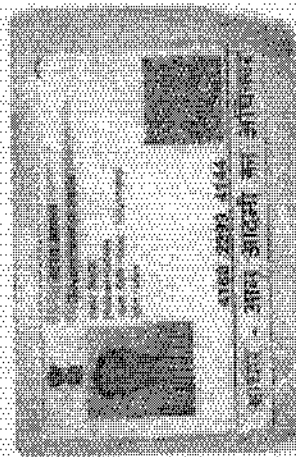


VETIVER FACILITY PVT. LTD.

Ananta Sangraal
Director



Roston Nishore



Roman Kishore



AYANNA HOMES LLP.

(Handwritten Signature)

Partner / Authorized Signatory



ভারত সরকার
GOVERNMENT OF INDIA



ব্রজ কান্ত
Braj Kant
জন্ম তারিখ / Year of Birth : 1978
পুরুষ / Male



6009 1283 0434

আধার - সাধারণ মানুষের অধিকার

Braj Kant

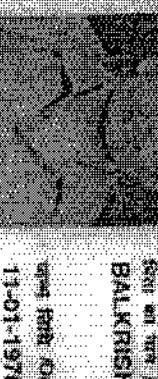




ভারতীয় বিশিষ্ট পরিচয় প্রদানকারী
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
এস ডি বালক্রান্ত ক্যান্টনমেন্ট, ৩০১ সি,
পশ্চিম এন্ড পূর্ব ফার্স, মাদ্রাস গোল্ড
ফার্ম, কলকাতা, পশ্চিমবঙ্গ,
৭০০০১৬

Address:
S D Balakrishnan Kanta, 301 C,
South End Fars, Madras Gold
Farm, Kolkata, West Bengal,
India-700016



RECEIPT SIGNATURE  <i>Rishi Kyal</i>	PERMANENT ACCOUNT NUMBER AFTPK7464G	
	NAME RISHI KYAL	
DATE OF BIRTH 11-01-1976	FATHER'S NAME BALKRISHAN KYAL	
COMMISSIONER OF INCOME TAX, W.B. - XI <small>CHARTERED ACCOUNTANTS, 11-A, XI</small>		

Rishi Kyal

56

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

ARUN KUMAR SANCHETI
SOMERMALL SANCHETI

24/11/1969
Date of Birth

AKOPS4951L
PAN Number

Arun Kumar Sancheti
Signature



भारत सरकार
GOVERNMENT OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

ARUN KUMAR SANCHETI
SOMERMALL SANCHETI

24/11/1969
Date of Birth

AKOPS4951L
PAN Number

8381 5629 1141
Aadhaar Number

आय - जायसतन मानुष्यत आशिननास

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVERNMENT OF INDIA

ARUN KUMAR SANCHETI
SOMERMALL SANCHETI

24/11/1969
Date of Birth

AKOPS4951L
PAN Number

8381 5629 1141
Aadhaar Number

Arun Kumar Sancheti

60

Your PAN Application Status

Application Number	50029106134723
Name	ECLAIR INFRACON LLP
Category	-
Status	<p>Your PAN card has been dispatched on 18 Dec 2017 by Registered User Pan. Use of this PAN card is subject to the address for communication indicated to you in the application. The PAN card is valid till 31 Dec 2018.</p> <p>** ***** requests Anew of Number for ***** PAN *****</p>
Permanent Account Number (PAN)	AAQ7EK223C

1. PAN card will be dispatched only to the communication address provided in your PAN application. It is the responsibility of the applicant to provide the correct communication address for communication. The PAN card is valid till 31 Dec 2018.


2. Your communication address has changed please update it through PAN card status changes or communication address change form on the Income Tax Department's website or through your PAN card status.


3. PAN card issued from the Income Tax Department will be delivered to the communication address indicated in the PAN application. If you do not receive your communication address up to 15 days after the Income Tax Department's website.

MOA

ECLAIR INFRACON LLP
Shilpith Shetty also Shilpith Shetty
 Designated Partner

6/3


भारत सरकार
GOVERNMENT OF INDIA


पंचायत राज विभाग
MINISTRY OF PANCHAYATS

आधार-आम आदमी का अधिकारी
Aadhaar - Aam Admi ka Adhikari

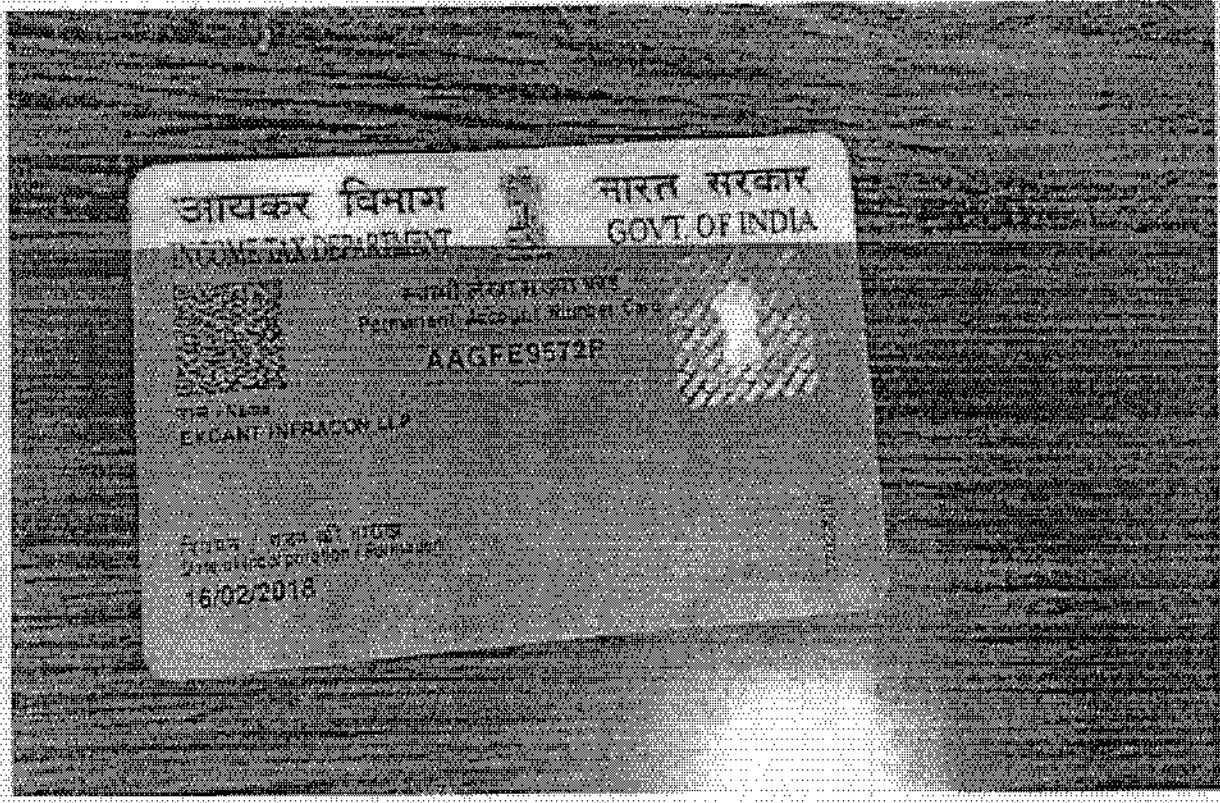
0635 4118 6065 **011 4118 6065**
011-2331 8118 **011-2331 8118**

Sulbha Chhajer alias
Sulbha Chhajer alias



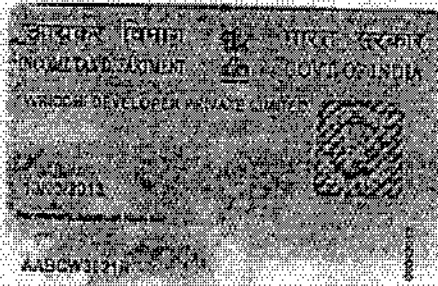
Shahin Shahji alias
Shahin Shahji-padhye

70



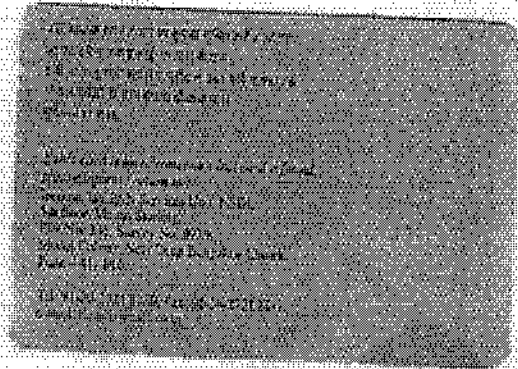
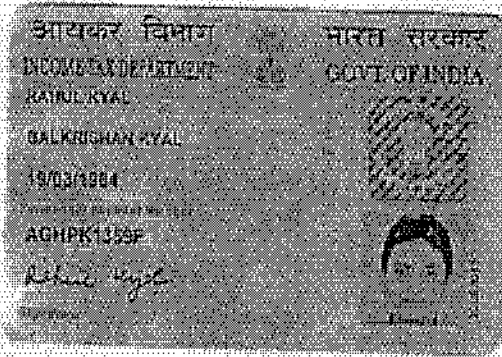
EKDANT INFRA DON LLP
[Handwritten Signature]
Authorized Signatory

92





WIDDHI DEVELOPER (P) LTD

Behu Singh
Director / Authorized Secretary

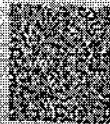


Rakesh Kyal


भारत सरकार
GOVERNMENT OF INDIA




नाम / Name
 पता / Address
 आय / आय / आय / आय / आय / आय
 पेशा / Profession







7487 0793 4912

आधार - सामान्य मानुषेण अधिकार


भारत सरकार
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

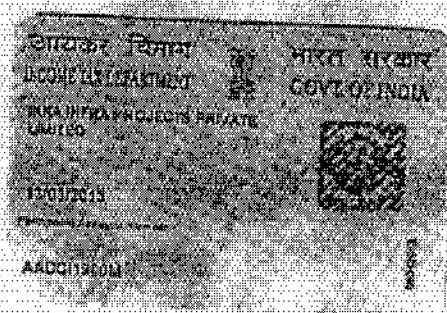
पता / Address
 १००, आंध्र प्रदेश राज, २०
 २००, आंध्र प्रदेश राज, २०
 पता, आंध्र प्रदेश राज, २०
 २००००

Address
 100 Andhra Pradesh Raj, 20
 200 Andhra Pradesh Raj, 20
 Path, Andhra Pradesh Raj, 20
 20000

Handwritten Signature

1000



RICA INFRA PROJECTS PVT. LTD.

[Handwritten Signature]
Director / Authorised Signatory

109

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11

आयकर विभाग
INDIA TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

आयकर विभाग
Income Tax Department

आयकर विभाग
Income Tax Department

आयकर विभाग
Income Tax Department

EKARAJ BUILDCON LLP

Adithyath Pillay alias A.M.M.
Designated Partner *Adithyath Pillay alias A.M.M.*



PUNJAB GRASS BUILDERS PVT. LTD.

Bhatta Mahipal Singh
Director.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

प्रकाश मुखर्जी
RAJ KUMAR MUSAOODI

पिन कोड
PIN CODE

आयकर आईडी
INCOME TAX ID

6296 8072 6679




भारत सरकार
Government of India

प्रकाश मुखर्जी
Prakash Musoodi

पिन कोड
PIN CODE: 20111083

पुरुष / Male




6296 8072 6679

आधार - आम आदमी का अधिकार

भारत सरकार
Government of India

आयकर विभाग
Income Tax Department

आयकर आईडी
INCOME TAX ID

आयकर विभाग
INCOME TAX DEPARTMENT

15, लॉर्ड रोड, (20111083)
15, Lord Road, (20111083)

पिन कोड
PIN CODE: 700071

पुरुष / Male

15, लॉर्ड रोड, (20111083)
15, Lord Road, (20111083)

पिन कोड
PIN CODE: 700071

पुरुष / Male

6296 8072 6679

www.102.gov.in

www.102.gov.in

www.102.gov.in

Rajesh Yaddi

DATED THIS 29th DAY OF June, 2020

BETWEEN

SHOEBILL REALTY PVT. LTD. & ORS.

..... VENDORS

- AND -

**CENTRAL GOVERNMENT EMPLOYEES WELFARE
HOUSING ORGANISATION**

..... PURCHASER

- AND -

AYANNA HOMES LLP

..... CONFIRMING PARTY NO.1

- AND -

PS GROUP REALTY PRIVATE LIMITED

..... PS Group/CONFIRMING PARTY NO.2

- AND -

ECLAIR INFRACON LLP & ORS.

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

DEED OF CONVEYANCE

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

Major Information of the Deed

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

Land Details :

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

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

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SHOEBILL REALTY PRIVATE LIMITED 12 (168), Banamali Ghoshal Lane, Block-B, Flat No., P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034, PAN No.:: AAVCS9719G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	AYANNA DEVELOPERS LLP 12C, Chakrabaria Road (North, P.O:- Lala Lajpat Rai Sarani, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026, PAN No.:: ABJFA1804C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	VETIVER REALTY PRIVATE LIMITED 12 (168), Banamali Ghoshal Lane, Block-B, Flat No., P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034, PAN No.:: AAFCV1666F Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

4.	AYANNA HOMES LLP 122/1R, Satyendranath Majumder Sarani, P.O.- Kalighat, P.S.- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.: ABIFA3606F,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
5	PS GROUP REALTY PRIVATE LIMITED 1002, Eastern Metropolitan Bypass, P.O.- Dhapa, P.S.- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105 , PAN No.: AABCP5390E,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
6	ECLAIR INFRACON LLP 55/1A, Strand Road, P.O.- Beadon Street, P.S.- Jorabagan, District:-Kolkata, West Bengal, India, PIN - 700006 , PAN No.: AAGFE6329C,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
7	EKDANT INFRACON LLP 12C, Chakrabarti Road (North), P.O.- Lala Lajpat Rai Sarani, P.S.- Buiygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.: AAGFE9572P,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
8	ETAKA REALSTATE LLP 55/1A, Strand Road, P.O.- Beadon Street, P.S.- Jorabagan, District:-Kolkata, West Bengal, India, PIN - 700006 , PAN No.: AAGFE6450Q,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
9	WRIDDHI DEVELOPER PRIVATE LIMITED 161/1, Mahatma Gandhi Road, Room No. 41, P.O.- Burrobazar, P.S.- Jorasanko, District:-Kolkata, West Bengal, India, PIN - 700007 , PAN No.: AABCW3621R,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
10	IKKA INFRA PROJECTS PRIVATE LIMITED 161/1, Mahatma Gandhi Road, Room No. 41, P.O.- Burrobazar, P.S.- Jorasanko, District:-Kolkata, West Bengal, India, PIN - 700007 , PAN No.: AADC11900M,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
11	EKARAJ BUILDCON LLP 122/1R, Satyendra Nath Majumdar Sarani, P.O.- Kalighat, P.S.- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.: AAGFE6322D,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
12	FOUNTAINGRASS BUILDERS PRIVATE LIMITED 12(168) Banamali Ghoshal Lane, BL-B, Flat-A4, 1st, P.O.- Behala, P.S.- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 , PAN No.: AACCF6126B,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative

Buyer Details :

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

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Mr Amrita Sannigrahi Son of Mr. Ashok Sannigrahi 18, Dakshin Para Road, P.O:- Paschim Barisha, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN - 700063, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: CAGPS3109C, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SHOEBILL REALTY PRIVATE LIMITED (as director), VETIVER REALTY PRIVATE LIMITED (as director)
2	Mr Surendra Kumar Dugar Son of Late Jhumarmal Dugar 52/4/1, Ballygunge Circular Road, P.O:- Ballygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ACUPD1317K, Aadhaar No: 88xxxxxxxx8052 Status : Representative, Representative of : AYANNA DEVELOPERS LLP (as partner)
3	Mr Roshan Kishore Son of Raj Kishore 6th Floor, A-Wing, Janpath Bhavan, Janpath Lane, New Delhi, P.O:- Janpath Lane, P.S:- CONNAUGHT PLACE, District:-New Delhi, Delhi, India, PIN - 110001, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AWMPK7856J, Aadhaar No: 41xxxxxxxx4144 Status : Representative, Representative of : CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION (as assistant director)
4	Mr Rishi Kyal Son of Mr. Balkrishan Kyal 30C, South End Park, Near Goal Park, P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AFTPK7464G, Aadhaar No: 60xxxxxxxx0434 Status : Representative, Representative of : AYANNA HOMES LLP
5	Mr Arun Kumar Sancheti Son of Mr. Sumermal Sancheti 26B, Camac Street, P.O:- Little Russel Street, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700016, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AKOPS4951L, Aadhaar No: 83xxxxxxxx1141 Status : Representative, Representative of : PS GROUP REALTY PRIVATE LIMITED
6	Mr Siddhartha Mukherjee, (Alias Name: Mr Siddhartha Mukhopadhyay) Son of Late Ashutosh Mukhopadhyay 119, Bhupen Roy Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AIFPM4138C, Aadhaar No: 90xxxxxxxx6665 Status : Representative, Representative of : ECLAIR INFRACON LLP, ETAKA REALSTATE LLP, EKARAJ BUILDCON LLP
7	Mr Surendra Kumar Dugar (Presentant) Son of Late Jhumarmal Dugar 52/4/1, Ballygunge Circular Road, P.O:- Bullygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ACUPD1317K, Aadhaar No: 88xxxxxxxx8052 Status : Representative, Representative of : EKDANT INFRACON LLP
8	Mr Rahul Kyal Son of Mr. Balkrishan Kyal 30C, South End Park, P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AGHPK1359F, Aadhaar No: 74xxxxxxxx4912 Status : Representative, Representative of : WRIDDHI DEVELOPER PRIVATE LIMITED, IKKA INFRA PROJECTS PRIVATE LIMITED
9	Mrs Bratati Mukhopadhyay Wife of Ashutosh Mukhopadhyay 119, Bhupen Roy Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AESPM6897F, Aadhaar No: 88xxxxxxxx7107 Status : Representative, Representative of : FOUNTAINGRASS BUILDERS PRIVATE LIMITED

Identifier Details :

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

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

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

On 29-06-2020

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

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

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

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

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

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

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

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

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

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

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

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

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

Execution is admitted on 29-06-2020 by Mr Siddhartha Mukherjee, Mr Siddhartha Mukhopadhyay partner, ECLAIR INFRACON LLP (LLP), 55/1A, Strand Road, P.O:- Beadon Street, P.S:- Jorabagan, District-Kolkata, West Bengal, India, PIN - 700006; partner, ETAKA REALSTATE LLP (LLP), 55/1A, Strand Road, P.O:- Beadon Street, P.S:- Jorabagan, District-Kolkata, West Bengal, India, PIN - 700006; partner, EKARAJ BUILDCON LLP (LLP), 122/1R, Satyendra Nath Majumder Sarani, P.O:- Kalighat, P.S:- Tollygunge, District-South 24-Parganas, West Bengal, India, PIN - 700026

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

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

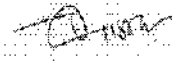
Identified by Mr Prakash Musaddi, . Son of Mr Rajkumar Musaddi, 12B Lord Sinha Road, P.O: Shakespeare Sarani, Thana: Shakespeare Sarani, Kolkata, WEST BENGAL, India, PIN - 700016, by caste Hindu, by profession Service

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

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

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

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



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

On 03-07-2020

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,95,68,000/-

Payment of Fees

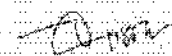
Certified that required Registration Fees payable for this document is Rs 2,95,799/- (A(1) = Rs 2,95,680/- ,E = Rs 35/- ,J = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 2,95,715/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/06/2020 6:07PM with Govt. Ref. No: 192020210022622938 on 26-06-2020, Amount Rs: 2,95,715/-,
Bank: SBI EPay (SBIPay), Ref. No. 4359440035501 on 26-06-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 17,74,130/- and Stamp Duty paid by by online = Rs 17,74,120/-

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



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

On 06-07-2020

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

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

Payment of Fees

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

Payment of Stamp Duty

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

Description of Stamp

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



Brijani Ghosh

ADDITIONAL REGISTRAR OF ASSURANCE

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

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2020, Page from 192333 to 192441

being No 190403195 for the year 2020.



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

Ghosh

Certified to be a true Copy

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

CHECKED BY
Am
H.C.
04/09/2020



(This document is digitally signed.)

Ghosh
04/09/2020