

Book-1, volume-198A, P- 192207-192332, Deed- 3197, Year- 2020

भारतीय नैऋत्याधिक

दस
रुपये
रु.10

TEN
RUPEES
Rs.10

INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

45AB 120409

Order No. 1640 4/9/2020
 S. No. 1 1984
 Being No. 3197 2020
 Copying Fee
 Copying Fee per
 Tracing Charge for stamp
 Stamp Charge

945.00

Under Article 17 (1) & 18 (1) 4.00
 Under Article 17 (2) & 18 (2) 10.00
 Value of Stamp 10.00
 Value of Stamp Paper 945.00
 Copy
 Total 969.00

As per
 D. Sardar
 Mm
 Asst. Registrar of Assurances-IV
 Kolkata
 04/09/2020

[Signature]
 Asst. Registrar of Assurances-IV
 Kolkata
 04/09/2020

10994

07 AUG 2020

No. Re 10/- Date

Name: **B. C. LAHIRI**

Advocate

Address: Alinara Judge's Court, Kol-27

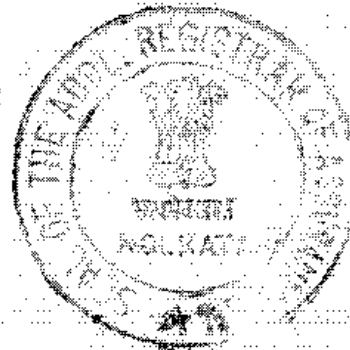
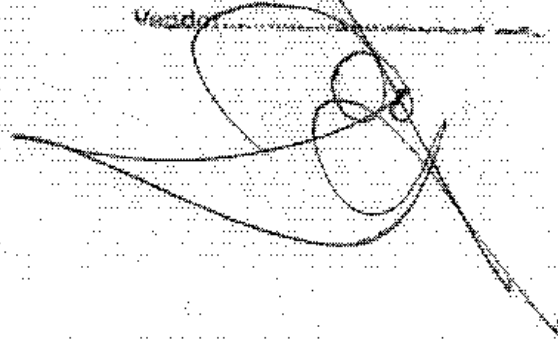
Airport Collectorate, 24 Fps. (S)

SUBHANKAR DAS

STAMP VENDOR

Airport Police Court, Kol - 37

Vendor



3335/2020

1-3197/2020



29/6

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AC 702486

1914

2

607500/2020

Rs. 25,000

1103 - 27/6/20
 250
 100
 550



For more details please refer to the Government of India's
 Registration, Tax and Stamp Act and its
 amendments and to the relevant provisions
 of the Act.

[Handwritten Signature]
 29/6/20

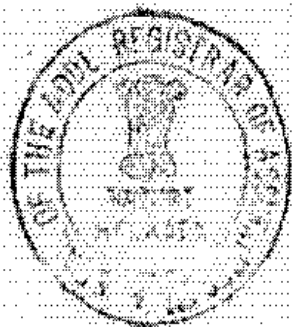
6 JUL 2020

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

2013/1243
স্মারক নং: ১
স্বত্বাধীকারী: R. K. Bhowmik
বিস্তার: High Court
তারিখ: ১/৬/২০

স্বাক্ষরিত
স্বাক্ষরিত
স্বাক্ষরিত

স্বাক্ষরিত



স্বাক্ষরিত
23 JUN 2020

Identified by me,
Pratik Mondal,
20 Rajendra Narayan,
126, North Circular Road,
Dhaka.



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

GRN: 19-202021-002261493-8 Payment Mode: Net Banking-SELF
GRN Date: 26/06/2020 17:56:18 Payment Gateway: SBI EPay-Canara Bank
BRN: 6026703034801 BRN Date: 26/06/2020 17:57:43
SBI ePay txn No.: 312348506593206 SBI ePay txn Date: 26/06/2020 17:56:49

DEPOSITOR'S DETAILS

Name: CGEWHO Id No: 20906074444/2020
Contact No. Mobile No: +91 9899956391
E-mail:
Address: 6TH FLOOR A WING JANPATH BHAVIAN NEW DELHI
User Type: Buyer/Claimants

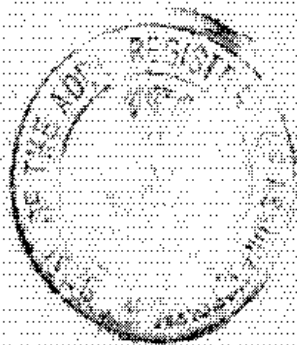
Query Year

PAYMENT DETAILS

Sl. No	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	0000074444/2020	Property Registration- Registrations Fees	000003-104-001-18	222907
2	2000074444/2020	Property Registration- Stamp Duty	000003-103-001-02	134372

Total Amount 1567179

In Words: Rupees: Fifteen Lakh Sixty Seven Thousand One Hundred Seventy Nine Only



REGISTRAR OF ASSURANCES
ASSAM

13/07/2020



Government of West Bengal

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

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

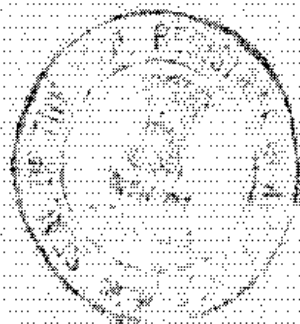
Signature / LTI Sheet of Query No/Year 1904200607444/2020

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	Mrs Brabat Mukhopadhyay 119, Deyan Roy Road, P.O. Bahala, P.S. - Geneia, District: South 24- Parganas, West Bengal India, Pin - 700131	Representative of Seller [TYONE IT SOLUTIONS PRIVATE LIMITED]			 27/06/2020
2	Ms Ananta Sengupta 15, Datarin Para Road, P.O. Paschim Bansha, P.S. Thakurpukur, District -South 24- Parganas, West Bengal India, PIN - 700083	Representative of Seller [DEIMOS MANAGEMENT CONSULTANTS PRIVATE LIMITED] [PHOBOS BOOKS AND PERIODICALS PRIVATE LIMITED]			 27/06/2020

Query No: 1904200607444/2020, 27/06/2020 (2:21:07 PM) KOLKATA (A.R.A. - IV)

Page 2 of 7



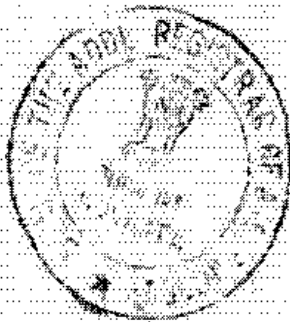
Handwritten signature or scribble, possibly a name, located below the seal.

I, Signatures of the Person(s) admitting the Execution of Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr Rahul Kyal SOC South End Park, P.O - Sarat Bose Road, P.S - Lake, District - South 24 - Parganas, West Bengal, India, PIN - 700029	Representative of Seller (ESTHER PROPERTIES LLP)			 29/6/2020
4	Mr Roshan Kishore 8th Floor, A-Wing, Jaspeth Bhavan, Jaspeth Lane, New Delhi, P.O - Jaspeth Lane, P.S - CONNAUGHT PLACE, District - New Delhi, Delhi, India, PIN - 110001	Representative of Buyer (CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION)			 29/6/2020
5	Ms Anurita Samgrah 18, Dakshin Para Road, P.O - Paschim Sarsna, P.S - Thakurpukur, District - South 24 - Parganas, West Bengal, India, PIN - 700053	Representative of Seller (TRYPONE MANAGEMENT CONSULTANTS PRIVATE LIMITED)			 29/06/2020

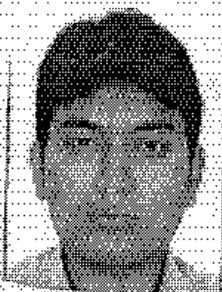
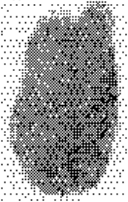
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Page 3 of 7



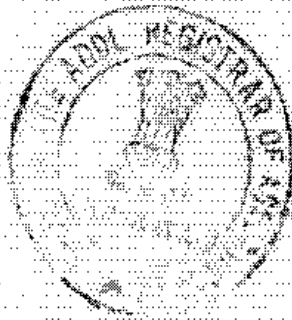
REGISTRAR
OF COMPANIES, TAMIL NADU
28 JUL 2020

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Mr Rabul Kya: 30C South End Park, Near Gazi Park, P.O:- Sandi Dose Road, P.S:- Lake, District:-South 24- Parganas, West Bengal, India. PIN - 700029	Represent ative of Seller (JKKA INFRA PROJECT S PRIVATE LIMITED) (WRIDDM DEVELOP ER PRIVATE LIMITED) (WRIDDM DEVELOP ER PRIVATE LIMITED) (JKKA INFRA PROJECT S PRIVATE LIMITED)			<i>Rabul Kya</i> 09/06/2020
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date

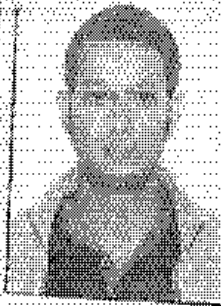
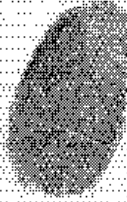

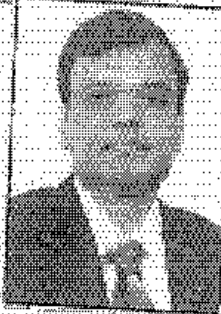
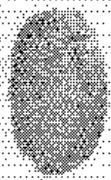

Query No: 19042000907444 / 2020 Dead No: 1 - 190403197 / 2020, ROCKSTA (A.E.A. - IV)

Page 1 of 7


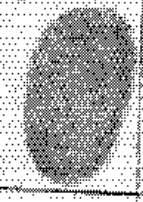
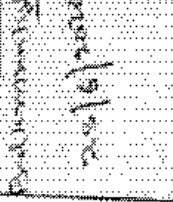

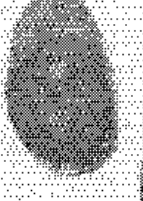
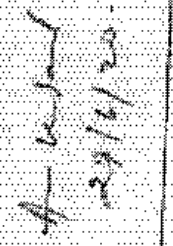

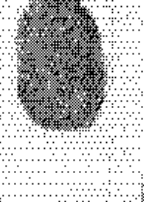
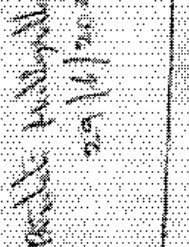

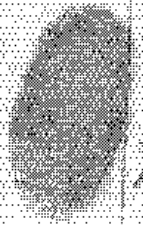



REGISTRAR OF ASSURANCES
KOLKATA

2.9 JUN 2020

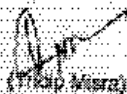
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
7	Mr. Siddhartha Mukherjee Alias Mr. Siddhartha Mukheradhyay 119, Ghupon Roy Road, P.O. Barala, P.S. Dehata, District - South 24 Parganas, West Bengal, India, PIN - 700034	Representative of Seller (ETAKA REALSTATE LLP) (ECLAIR INFRACTION LLP) (EKARAJ BUILDCON LLP) (ECLAIR INFRACTION LLP) (ETAKA REALSTATE LLP) (EKARAJ BUILDCON LLP)			 28/07/2020
8	Mr. Surendra Kumar Dugar 51/4/1, Bafygunge Circular Road, P.O. - Bafygunge, P.S. - Bafygunge, District - South 24 Parganas, West Bengal, India, PIN - 700019	Representative of Seller (AYANNA CONSTRUCTION LLP) (EKDANT INFRACTION LLP) (EKDANT INFRACTION LLP)			 29.07.2020

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
9	Mr Bakrishan Kyal, 30C, South End Park, P.O.- Sarai Boss Road, P.S.- Lake, District-South 24- Parganas, West Bengal, India. PIN - 700029	Representative of Seller (BESHVI VILLA LLP)			
10	Mr Arun Kumar Banerjee, 28B, Camac Street, P.O.- Little Russia Street, P.S.- Shakespeare Sarani, District-Kolkata, West Bengal, India. PIN - 700016	Representative of Seller (JPE GROUP REALTY PRIVATE LIMITED)			
11	Mrs Bratali Mukhopadhyay, 119, Ghose Roy Road, P.O.- Behala, P.S.- Behala, District-South 24- Parganas, West Bengal, India. PIN - 700034	Representative of Seller (FOUNTAIN GRASS BUILDER & PRIVATE LIMITED)			
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Prakash Musaddi, Son of Mr. Rajkumar Musaddi, 12B Lord Stone Road, P.O.- Shakespeare Sarani, P.S.- Shakespeare Sarani, District- Kolkata, West Bengal, India. PIN - 700016	Mrs Bratali Mukhopadhyay, Ms Antrita Sannigrahi, Mr Rahul Kyal, Mr Roshan Kishore, Ms Anrita Sannigrahi, Mr Rahul Kyal, Mr Siddhartha Mukherjee, Mr Surendra Kumar Dugar, Mr Bakrishan Kyal, Mr Arun Kumar Sanchal, Mrs Bratali Mukhopadhyay.			

Query No:-1904200607444 / 2020 Deed No.1 - 190403197 / 2020. Document is digitally signed.

Page 8 of 8



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

Query No: 19042000607444/2020, 13/07/2020 03:20:51 PM, KOLKATA (A.R.A. - IV)

Page 7 of 7

[1] **THYONE IT SOLUTIONS PRIVATE LIMITED [PAN AAECT6585C] [CIN U72300WB2013PTC191571]**, a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 119, Bhupen Roy Road, Post Office - Behala, Police Station - Behala, Kolkata - 700034 and represented by its Director **Mrs. Bratati Mukhopadhyay [PAN AESPM6897F] [AADHAAR 684513307107]**, wife of Late Ashutosh Mukhopadhyay, by faith - Hindu, by occupation - Business, residing at 119, Bhupen Roy Road, Post Office - Behala, Police Station - Behala, Kolkata - 700034, [2] **DEIMOS MANAGEMENT CONSULTANTS PRIVATE LIMITED [PAN AAECDS384R] [CIN U74900WB2012PTC187979]**, a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 205/2, Netaji Subhas Road, 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 - 700053, [3] **PHOBOS BOOKS AND PERIODICALS PRIVATE LIMITED [PAN AAHCP0117H] [CIN U22219WB2012PTC188936]**, a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at at 205/2, Netaji Subhas Road, 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 AND [4] **ESTHER PROPERTIES LLP [PAN AAGFE4141E] [LLPIN AAI-9641]**, a Limited Liability Partnership incorporated under Limited Liability Partnership Act, 2008 and having its registered office at 122/1R, Savendranath Majumder Sarani, Post Office - Kallighat, Police Station - Tollygunge, Kolkata - 700026 and represented by its Partner **Mr. Rahul Kyal [PAN AQHPK1359F] [AADHAAR 748707934912]**, son of Balkrishan Kyal, residing at 30C, South End Park, Near Gol Park, Post Office - Sarat Bose Road, Police Station - Rabindra Sarobar (formerly Lake Police Station), Kolkata - 700029, 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 PARTY**

AND

CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION [CGEWHO] [PAN AAATC1861B] a society registered under the Societies Registration Act XXI of 1960 having

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

AND

[1] THYONE MANAGEMENT CONSULTANTS PRIVATE LIMITED [PAN AAECT5336K] [CIN U74900WB2013PTC190674], a company incorporated within the meaning of Companies Act, 1956 and having its registered office at 205/2, Netaji Subhas Road, 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 Barsha, Police Station - Thakurpukur, Kolkata - 700063, **[2] IKKA INFRA PROJECTS PRIVATE LIMITED [PAN AADCI1900M] [CIN U45400WB2013PTC191426]**, a company incorporated within the meaning of Companies Act, 1956 and having its registered office at 161/1, Mahatma Gandhi Road, Second Floor, Room No. 41, Post Office - Burrabazar, Police Station - Jorasanko, Kolkata - 700007, West Bengal, represented by its Director **Mr. Rahul Kyal [PAN AGHPK1359F] [AADHAAR 748707934912]**, son of Bakrishan Kyal, residing at 30C, South End Park, Near Gol Park, Post Office - Sarat Bose Road, Police Station - Rabindra Sarobar (formerly Lake Police Station), Kolkata - 700029, **[3] WRIDDHI DEVELOPER PRIVATE LIMITED [PAN AABCW3621R] [CIN U45400WB2013PTC191422]**, a company incorporated within the meaning of Companies Act, 1956 and having its registered office at 161/1, Mahatma Gandhi Road, Second Floor, Room No. 41, Post Office - Burrabazar, Police Station - Jorasanko, Kolkata - 700007, West Bengal, represented by its Director **Mr. Rahul Kyal [PAN AGHPK1359F] [AADHAAR 748707934912]**, son of Bakrishan Kyal, residing at 30C, South End Park, Near Gol Park, Post Office - Sarat Bose Road, Police Station - Rabindra Sarobar (formerly Lake Police Station), Kolkata - 700029, **[4] 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 and represented by its Partner Mr. Siddhartha Mukhopadhyay [PAN AIFPM4138C] [AADHAAR 903941196665], son of Late Ashutosh Mukhopadhyay, residing at 119, Bhupen Roy Road, Post Office - Behala, Police Station - Behala, Kolkata - 700034, [5] ÉCLAIR 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 and represented by its Partner Mr. Siddhartha Mukhopadhyay [PAN AIFPM4138C] [AADHAAR 903941196665], son of Late Ashutosh Mukhopadhyay, residing at 119, Bhupen Roy Road, Post Office - Behala, Police Station - Behala, Kolkata - 700034, [6] AYANNA CONSTRUCTION LLP [PAN ABIFAS562C] [LLPIN AAJ-0162], a Limited Liability Partnership incorporated under Limited Liability Partnership Act, 2008 and having its registered office at 12C, Chakraberia Road (North), Post Office - Lala Lajpat Rai Sarani, Police Station - Ballygunge, Kolkata - 700020 and represented by its Partner Mr. Surendra Kumar Dugar [PAN ACUPD1317K] [AADHAAR 887644458052], son of Late Jhumamal Dugar, residing at 52/4/1, Ballygunge Circular Road, Post Office - Ballygunge, Police Station - Ballygunge, Kolkata - 700019, [7] 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, Satyendranath Majumder Sarani, Post Office - Kalighat, Police Station - Tollygunge, Kolkata - 700026 and represented by its Partner Mr. Siddhartha Mukhopadhyay [PAN AIFPM4138C] [AADHAAR 903941196665], son of Late Ashutosh Mukhopadhyay, residing at 119, Bhupen Roy Road, Post Office - Behala, Police Station - Behala, Kolkata - 700034, [8] EKDANT INFRACON LLP [PAN AAGFE9572P] [LLPIN AAM-0306], a Limited Liability Partnership incorporated under Limited Liability Partnership Act, 2008 and having its registered office at 12C, Chakraberia Road (North), Post Office - Lala Lajpat Rai Sarani, Police Station - Ballygunge, Kolkata - 700020 and represented by its Partner Mr. Surendra Kumar Dugar [PAN ACUPD1317K] [AADHAAR 887644458052], son of Late Jhumamal Dugar, residing at 52/4/1, Ballygunge Circular Road, Post Office - Ballygunge, Police Station - Ballygunge, Kolkata - 700019 AND [9] EESHVI VILLA LLP [PAN AAGFE4142H] [LLPIN AAI-9646], a Limited Liability Partnership incorporated under Limited Liability Partnership Act, 2008 and having its registered office at 122/1R, Satyendranath Majumder Sarani, Post Office - Kalighat, Police Station - Tollygunge, Kolkata - 700026 and represented by its Partner Mr. Balkrishan Kyal [PAN ABDPK2892E] [AADHAAR 262776696204], son of Govind Ram Kyal, residing at 30C, South

End Park, Lake, Post Office – Serat Bose Road, Police Station – Rabindra Sarobar, Kolkata – 700029, hereinafter referred to as the **CONFIRMING PARTY NO.1** (which term or expression shall unless be excluded by or repugnant to the subject or context shall be deemed to mean and include their respective successors-in-interest/office, successors and/or assigns) of the **THIRD PART**

AND

PS GROUP REALTY PRIVATE LIMITED [AA8CP5390E] [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 AKOP54951L] [AADHAAR 838156261141]**, son of Sunimati Sancheti, by Faith – Hindu, by Occupation – Business, by Nationality – Indian, presently residing at 263, 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 include its successors-in-interest/office, successors and/or assigns) of the **FOURTH PART**

AND

[1] **ECLAIR INFRACON LLP [PAN AAGFE6323C] [LLPIN AAK-2137]**, a Limited Liability Partnership incorporated under Limited Liability Partnership Act, 2008 and having its registered office at 55/1A, Strand Road, Post Office – Beadon Street, Police Station – Jorabagan, Kolkata – 700006, West Bengal, represented by its **Partner Mr. Siddhartha Mukhopadhyay Alias Siddhartha Mukherjee [PAN AIFPM4138C] [AADHAAR 903941196665]**, 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,
[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, Chakraborty Road (North), Post office – Late Lajpat Rai Sarani, Police Station –

Ballygunge, Kolkata - 700020, West Bengal, represented by its Partner Mr. Surendra Kumar Dugar [PAN ACUPD1317K] [AADHAAR 887644458052], son of Late Jhumarmal Dugar, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 52/4/1, Ballygunge Circular Road, Police Station - Ballygunge, Post Office - Ballygunge, Kolkata - 700019, [3] ETAKA REALSTATE LLP [PAN AAGFE6450Q] [LLPIN AAK-2381], a Limited Liability Partnership incorporated under Limited Liability Partnership Act, 2008 and having its registered office at 55/1A, Strand Road, Post office - Beadon Street, Police Station - Jorabagan, Kolkata - 700006, West Bengal, represented by its Partner Mr. Siddhartha Mukhopadhyay Alias Siddhartha Mukherjee [AIFPM4138C] [AADHAAR 903941196665], son of Late Ashutosh Mukhopadhyay, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 119, Bhupen Roy Road, Police Station - Behala, Post Office - Behala, Kolkata - 700034, [4] WRIDDHI DEVELOPER PRIVATE LIMITED [PAN AABCW3621R] [U45400WB2013PTC191422], a company incorporated within the meaning of Companies Act, 1956 and having its registered office at 161/1, Mahatma Gandhi Road, Room No. 41, Post Office - Burrabazar, 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 - Burrabazar, Police Station - Jorasanko, Kolkata - 700007, West Bengal, represented by its Director Mr. Rahul Kyal [PAN AGHPK1359F] [AADHAAR 748707934912], son of Balkrishan Kyal, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 30C, South End Park, Police Station - Rabindra Sarobar (formerly Lake Police Station), Post Office - Sarat Bose Road, Kolkata - 700029, [6] EKARAJ BUILDCON LLP [PAN AAGFE6322D] [LLPIN AAK-2378], a Limited Liability Partnership incorporated under Limited Liability Partnership Act, 2008 and having its registered office at 122/1R, Satyendra Nath Majumdar, Post Office - Kalighat, Police Station - Tollygunge, Kolkata - 700026, West Bengal, represented by its Partner Mr. Siddhartha Mukhopadhyay Alias Siddhartha Mukherjee [PAN AIFPM4138C] [AADHAAR 903941196665], son of Late Ashutosh Mukhopadhyay, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 119, Bhupen Roy Road, Police Station - Behala, Post Office - Behala, Kolkata - 700034.

AND [7] FOUNTAINGRASS BUILDERS PRIVATE LIMITED [PAN AACCF6126B] [CIN U45400WB2015PTC207089], a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 12(169) Banamal Ghoshal Lane, Bl-8, Flat-A4, 1st Floor, Post Office and Police Station Behala, Kolkata 700 034 and represented by its Director Mrs. Bratati Mukhopadhyay [PAN AESPM6897F] [AADHAAR 884513307107], wife of Late Ashutosh Mukhopadhyay, by faith - 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. By a Deed of Conveyance dated 5th day of April 1941 made between the one Haripada Pallan, therein referred to as the Vendor of the One Part and Jogendra Nath Porel, Hiralal Porel and Muktarlam Porel, therein referred to as the Purchasers of the Other Part and registered at the Office of Sub Registrar - Bishnupur 24 Parganas and recorded in Book No. 1, Volume No. 15, Pages - 42 to 43, Being No. 1082 for the year 1941, the said Haripada Pallan sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Jogendra Nath Porel, Hiralal Porel and Muktarlam Porel all that the pieces and parcels of Sell Land admeasuring 74.00 Decimals more or less having rayati sthitiban dakhali rights therein and comprised in Dag No. 49 corresponding to Khatian No. 556 lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur 24 Parganas (South) and within the local limits of the 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, lispense, attachments, mortgages, acquisitions, requisitions, debutter or trust whatsoever, at or for a consideration therein mentioned.

2. Thus pursuant to the Deed of Sale dated 5th day of April 1941 as recited above and subsequent to the final publication of the revisional survey records, the said Jogendra Nath Porel, Hirajal Porel and Muktaram Porel, 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 **74.00 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **R.S. Dag No. 49** corresponding to **R.S. Khatian No. 556** lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South) and recorded their names in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRO Bishnupur Block as also 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**).
3. While being seized and possessed of all that the undivided proportionate one-third share or interest in the said Entire Land, the said Jogendra Nath Porel died intestate and at the time of his death he was survived by his widow namely Rajubala Porel and five sons namely Laxmikanta Porel, Tarak Porel, Shankar Porel, Nishikanta Porel, Joyanta Porel and two married daughters namely Bimala Mondal nee Porel and Anala Mondal nee Porel as his only heirs and/or heiresses and/or legal representatives to his estate.
4. Thus with the operation of the laws of intestate succession the said Rajubala Porel, Laxmikanta Porel, Tarak Porel, Shankar Porel, Nishikanta Porel, Joyanta Porel, Bimala Mondal nee Porel and Anala Mondal nee Porel each of them became well and sufficiently entitled to all that the undivided proportionate **one-eighth** share or interest into or upon all that the pieces and parcels of land admeasuring **24.67 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **R.S. Dag No. 49** corresponding to **R.S. Khatian No. 556** lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram

Panchayat and in the District of 24 Parganas (South) (hereinafter referred to as the said **Jogendra's Land**).

Sl. No.	Name of the Title Holder	Title acquired from	Share	Area in Decimals
1.	Rajubala Porel	Jogendra Nath Porel	One-eighth	3.084
2.	Laxmikanta Porel	Jogendra Nath Porel	One-eighth	3.084
3.	Tarak Porel	Jogendra Nath Porel	One-eighth	3.084
4.	Shankar Porel	Jogendra Nath Porel	One-eighth	3.084
5.	Nishikanta Porel	Jogendra Nath Porel	One-eighth	3.084
6.	Joyanta Porel	Jogendra Nath Porel	One-eighth	3.084
7.	Bimala Mondal nee Porel	Jogendra Nath Porel	One-eighth	3.084
8.	Amala Mondal nee Porel	Jogendra Nath Porel	One-eighth	3.084
Total Land of Jogendra Nath Porel				24.67

5. While being seized and possessed of all that the undivided proportionate one-third share or interest in the said Entire Land, the said Hiralal Porel died Intestate and at the time of his death he was survived by his widow namely Shitala Bala Porel and only son namely Dulal Porel and three married daughters namely Angur Bala Mondal nee Porel, Asta Hazra nee Porel and Ruma Dhar nee Porel as his only heirs and/or heiresses and/or legal representatives to his estate.
6. Thus with the operation of the laws of intestate succession the said Shitala Bala Porel, Dulal Porel, Angur Bala Mondal nee Porel, Asta Hazra nee Porel and Ruma Dhar nee Porel 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 pieces and parcels of said Land admeasuring **24.67 Decimals** more or less having rayati shriban dakhali rights therein and comprised in **R.S. Dag No. 49** corresponding to **R.S. Khatian No. 556** lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South) (hereinafter referred to as the said **Hiralal's Land**).

Sl. No.	Name of the Title Holder	Title acquired from	Share	Area in Decimals
1.	Shitala Bala Porel	Hiralal Porel	One-fifth	4.934
2.	Dulal Porel	Hiralal Porel	One-fifth	4.934
3.	Angur Bala Mondal nee Porel	Hiralal Porel	One-fifth	4.934
4.	Asta Hazra nee Porel	Hiralal Porel	One-fifth	4.934
5.	Rama Dhar nee Porel	Hiralal Porel	One-fifth	4.934
Total Land of Hiralal Porel				24.67

7. While being seized and possessed of all that the undivided proportionate one-third share or interest in the said Entire Land, the said Muktarom Porel died intestate and at the time of his death he was survived by his widow namely Saliabala Porel and two sons namely Rakhal Porel and Gopal Porel and four daughters namely Minu Das nee Porel, Arati Mondal nee Porel, Sandhya Mondal nee Porel and Jyotsna Porel as his only heirs and/or heiresses and/or legal representatives to his estate.
8. Thus with the operation of the laws of intestate succession the said Saliabala Porel, Rakhal Porel, Gopal Porel, Minu Das nee Porel, Arati Mondal nee Porel, Sandhya Mondal nee Porel and Jyotsna Porel each of them became well and sufficiently entitled to all that the undivided proportionate one-seventh share or interest into or upon all that the pieces and parcels of land admeasuring 24.67 Decimals more or less having rayati sthitban dakhali rights therein and comprised in R.S. Dag No. 49 corresponding to R.S. Khatian No. 556 lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South) (hereinafter referred to as the said Muktarom's Land).

Sl. No.	Name of the Title Holder	Title acquired from	Share	Area in Decimals
1.	Sailanala Porel	Muktaram Porel	One-seventh	3.524
2.	Rakhal Porel	Muktaram Porel	One-seventh	3.524
3.	Gopal Porel	Muktaram Porel	One-seventh	3.524
4.	Minu Das nee Porel	Muktaram Porel	One-seventh	3.524
5.	Araji Mondal nee Porel	Muktaram Porel	One-seventh	3.524
6.	Sandhya Mondal nee Porel	Muktaram Porel	One-seventh	3.524
7.	Jyotsna Porel	Muktaram Porel	One-seventh	3.524
Total Land of Hiralal Porel				24.67

9. By a Deed of Conveyance dated 6th day of September 1995 made between Asta Hazra nee Porel and Ruma Dhar nee Porel, therein referred to as the vendors of the one part and 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. 44, Pages 415 to 426, Being No. 4091 for the year 1996, the said Asta Hazra nee Porel and Ruma Dhar sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Ashutosh Mukhopadhyay out of the said Hiralal's Land all that the pieces and parcels of Sali Land admeasuring 9.87 Decimals more or less having rayat shriban dakhil rights therein and comprised in R.S. Dag No. 49 corresponding to R.S. Khatlan No. 556 lying and situated at Mouja Deulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur 24 Parganas (South) and within the local limits of the Kulerian 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.

10. By another Deed of Conveyance dated 19th day of September 1995 made between Dulal Porel and Angur Bala Mondal nee Porel, therein referred to as the vendors of the one part and 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. 44, Pages 427 to 438, Being No. 4092 for the year 1995, the said Dulal Porel and another sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Ashutosh Mukhopadhyay out of the said Hiralal's Land all that the pieces and parcels of Sali Land admeasuring **9.87 Decimals** more or less having rayati sthitban dakhil rights therein and comprised in R.S. Dag No. 49 corresponding to R.S. Khatian No. 556 lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South), (which is morefully and particularly described and mentioned in the Schedule thereunder written), absolutely and forever free from all encumbrances, charges, liens, lispandise, attachments, mortgages, acquisitions, requisitions, debultor or trust whatsoever, at or for a consideration therein mentioned.
11. By another Deed of Conveyance dated 6th day of September 1995 made between Arati Mondal nee Porel, Sandhya Mondal nee Porel and Jyotsna Porel, therein referred to as the vendors of the one part and 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. 44, Pages 439 to 450, Being No. 4093 for the year 1995, the said Arati Mondal nee Porel and others sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Ashutosh Mukhopadhyay out of the said Muktaram's Land all that the pieces and parcels of Sali Land admeasuring **10.57 Decimals** more or less having rayati sthitban dakhil rights therein and comprised in R.S. Dag No. 49 corresponding to R.S. Khatian No. 556 lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South), (which is morefully and particularly described and mentioned in the Schedule thereunder written), absolutely and forever free from all encumbrances, charges, liens,

lispendense, attachments, mortgages, acquisitions, requisitions, debutter or trust whatsoever, at or for a consideration therein mentioned.

12. By another Deed of Conveyance dated 19th day of September 1995 made between Rajubala Porel and Amala Mondal nee Porel, therein referred to as the vendors of the one part and 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. 44, Pages 451 to 452, **Being No. 4094** for the year 1996, the said Rajubala Mondal and another sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Ashutosh Mukhopadhyay out of the said Jogendra's Land **all that** the pieces and parcels of Sali Land admeasuring **6.17 Decimals** more or less having rayati sthriban dakhali rights therein and comprised in **R.S. Dag No. 49** corresponding to **R.S. Khatian No. 556** lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South), (which is morefully and particularly described and mentioned in the Schedule thereunder written), absolutely and forever free from all encumbrances, charges, lens, lispendense, attachments, mortgages, acquisitions, requisitions, debutter or trust whatsoever, at or for a consideration therein mentioned.
13. By another Deed of Conveyance dated 6th day of September 1995 made between Nishikanta Porel, Joyanta Porel and Bimala Mondal nee Porel, therein referred to as the vendors of the one part and Ashutosh Muktopadhyay, 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. 42, Pages 315 to 326, **Being No. 4095** for the year 1996, the said Nishikanta Porel and others sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Ashutosh Muktopadhyay out of the said Jogendra's Land **all that** the pieces and parcels of Sali Land admeasuring **9.25 Decimals** more or less having rayati sthriban dakhali rights therein and comprised in **R.S. Dag No. 49** corresponding to **R.S. Khatian No. 556** lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of

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

14. By another Deed of Conveyance dated 6th day of September 1995 made between Rakhai Porei, Gopal Porei and Minu Das nee Porei, therein referred to as the vendors of the one part and Ashutosh Mukhopadhyay, therein referred to as the purchaser of the other part and registered at the Office of Additional District Sub Registrar - Bishnupur 24 Parganas (South) and recorded in Book No. I, Volume No. 42, Pages 327 to 338, **Being No. 4096** for the year 1995, the said Rakhai Porei and others sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Ashutosh Mukhopadhyay out of the said Muktaram's Land **all that** the pieces and parcels of Sell Land admeasuring **10.57 Decimals** more or less having rayati sthitiyan dakhali rights therein and comprised in **R.S. Dag No. 49** corresponding to **R.S. Khatian No. 556** lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South), (which is morefully and particularly described and mentioned in the Schedule thereunder written), absolutely and forever free from all encumbrances, charges, liens, lispense, attachments, mortgages, acquisitions, requisitions, debuttur or trust whatsoever, at or for a consideration therein mentioned.
15. By a Deed of Conveyance dated 6th September 1995 made between Sitala Bala Porei, therein referred to as the vendor of the one part and Ashutosh Mukhopadhyay, therein referred to as the purchaser of the other part and registered at the Office of Additional District Sub Registrar - Bishnupur 24 Parganas (South) and recorded in Book No. I, Volume No. 42, Pages 339 to 350, **Being No. 4097** for the year 1995, the said Sitala Bala Porei sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Ashutosh Mukhopadhyay out of the said Hiralal's Land **all that** the pieces and parcels of Sell Land

admeasuring **4.93 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **R.S. Dag No. 49** corresponding to **R.S. Khatian No. 556** lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub-Registration Office - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South), (which is morefully and particularly described and mentioned in the Schedule thereunder written), absolutely and forever free from all encumbrances, charges, liens, lispendense, attachments, mortgages, acquisitions, requisitions, debittor or trust whatsoever, at or for a consideration therein mentioned.

15. By another Deed of Conveyance dated 6th day of September 1995 made between Shallabala Porel, therein referred to as the vendor of the one part and Ashutosh Mukhopadhyay, therein referred to as the purchaser of the other part and registered at the Office of Additional District Sub Registrar - Bishnupur 24 Parganas (South) and recorded in Book No. I, **Being No. 3057** for the year 1996, the said Shallabala Porel sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Ashutosh Mukhopadhyay out of the said Muktaram's Land **all that** the pieces and parcels of Sali Land admeasuring **3.52 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **R.S. Dag No. 49** corresponding to **R.S. Khatian No. 556** lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South), (which is morefully and particularly described and mentioned in the Schedule thereunder written), absolutely and forever free from all encumbrances, charges, liens, lispendense, attachments, mortgages, acquisitions, requisitions, debittor or trust whatsoever, at or for a consideration therein mentioned.

17. By another Deed of Conveyance dated 6th day of September 1995 made between Laxmikanta Porel, Tarak Porel and Shanker Porel, therein referred to as the vendors of the one part and Ashutosh Mukhopadhyay, therein referred to as the purchaser of the other part and registered at the Office of Additional District Sub Registrar - Bishnupur 24 Parganas (South) and recorded in Book No. I, Volume No. 32, Pages 297 to 308, **Being No. 3058** for the year 1996, the said

Laxmikanta Porel and others sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Ashutosh Mukhopadhyay out of the said Jogendra's Land **all that** the pieces and parcels of Sali Land admeasuring 9.25 Decimals more or less having rayati shritiban dakhali rights therein and comprised in R.S. Dag No. 49 corresponding to R.S. Khatian No. 556 lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South), (which is more fully and particularly described and mentioned in the Schedule thereunder written), absolutely and forever free from all encumbrances, charges, liens, lispendense, attachments, mortgages, acquisitions, requisitions, debuttur or trust whatsoever, at or for a consideration therein mentioned.

18. Thus pursuant to the nine Deeds of Sale all dated between 6th day of September 1995 to 19th day of September 1995 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 74.00 Decimals more or less having rayati shritiban dakhali rights therein and comprised in R.S./L.R. Dag No. 49 corresponding to L.R. Khatian No. 268/1 (previous R.S. Khatian No. 556) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South) and recorded his name in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRO Bishnupur Block as also mutated his name in the records of the Kulerdari Gram Panchayat upon payment of proportionate rates and taxes as applicable (hereinafter referred to as the said Ashutosh's Land).
19. By another Deed of Conveyance dated 4th day of February 1997 made between Ashutosh Mukhopadhyay, therein referred to as the vendor of the one part and one Bimal Chanda, therein referred to as the purchaser of the other part and registered at the Office of Additional District Sub Registrar - Bidhnupur 24 Parganas (South) and recorded in Book No. 1, Volume

No. 4, Pages 383 to 396, Being No. 308 for the year 1997, the said Ashutosh Mukhopadhyay sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Bimal Chanda out of the said Ashutosh's Land all that the pieces and parcels of Sal Land admeasuring 7.50 Decimals more or less having rayati sthitiban dakhali rights therein and comprised in R.S./L.R. Dag No. 49 corresponding to L.R. Khatian No. 268/1 (previous R.S. Khatian No. 556) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South), (which is morefully and particularly described and mentioned in the Schedule thereunder written), absolutely and forever free from all encumbrances, charges, liens, lispense, attachments, mortgages, acquisitions, requisitions, debutor or trust whatsoever, at or for a consideration therein mentioned.

20. Thus pursuant to the Deed of Sale dated 4th day of February 1997 as recited above the said Bimal Chanda, 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 Sal Land admeasuring 7.50 Decimals more or less having rayati sthitiban dakhali rights therein and comprised in R.S./L.R. Dag No. 49 corresponding to L.R. Khatian No. 2147 (previous L.R. Khatian No. 268/1) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South) and recorded his name in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRO Bishnupur Block as also mutated his name in the records of the Kulerdari Gram Panchayat upon payment of proportionate rates and taxes as applicable.

21. By another Deed of Conveyance dated 1st day of March 2011 made between Bimal Chanda, therein referred to as the vendbr of the one part and P A Developers Pvt. Ltd., therein referred to as the purchaser of the other part and registered at the Office of Additional District Sub Registrar - Bishnupur 24 Parganas (South) and recorded in Book No. 3, CD Volume No. 4, Pages 856 to 882, Being No. 1129 for the year 2011, the said Bimal Chanda sold,

transferred, conveyed, granted, assigned and assured unto and in favour of the said P A Developers Pvt. Ltd. all that the pieces and parcels of Sali Land admeasuring 7.50 Decimals more or less having rayati shritiban dakhali rights therein and comprised in R.S./L.R. Dag No. 49 corresponding to L.R. Khatian No. 2147 lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South), (which is morefully and particularly described and mentioned in the Schedule thereunder written), absolutely and forever free from all encumbrances, charges, liens, lispandise, attachments, mortgages, acquisitions, requisitions, debutter or trust whatsoever, at or for a consideration therein mentioned.

22. By another Deed of Conveyance dated 6th day of August 2013 made between P A Developers Pvt. Ltd., therein referred to as the vendor of the one part and Thyone IT Solutions Pvt. Ltd., therein referred to as the purchaser of the other part and registered at the Office of District Sub Registrar - IV Alipore 24 Parganas (South) and recorded in Book No. I, CD Volume No. 33, Pages 2926 to 2944, Being No. 6456 for the year 2013, the said P A Developers Pvt. Ltd. sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Thyone IT Solutions Pvt. Ltd. all that the pieces and parcels of Sali Land admeasuring 7.50 Decimals more or less having rayati shritiban dakhali rights therein and comprised in R.S./L.R. Dag No. 49 corresponding to L.R. Khatian No. 2147 lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South), (which is morefully and particularly described and mentioned in the Schedule thereunder written), absolutely and forever free from all encumbrances, charges, liens, lispandise, attachments, mortgages, acquisitions, requisitions, debutter or trust whatsoever, at or for a consideration therein mentioned.

23. Thus pursuant to the Deed of Sale dated 6th day of August 2013 as recited above the said Thyone IT Solutions 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 **7.50 Decimals** more or less having rayati sthitban dakhali rights therein and comprised in **R.S./L.R. Dag No. 49** corresponding to **L.R. Khatian No. 3138** (previous **L.R. Khatian No. 2147**) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub-Registration Office - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South) and recorded its name in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the B.L. & 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).

24. By another Deed of Conveyance dated 20th day of March 2015 made between Ashutosh Mukhopadhyay, therein referred to as the vendor of the one part and Deimos Management Consultants Pvt. Ltd., therein referred to as the purchaser of the other part and registered at the Office of District Sub Registrar - IV Alipore 24 Parganas (South) and recorded in Book No. I, CD Volume No. 9, Pages 1520 to 1536, **Being No. 2555** for the year 2015, the said Ashutosh Mukhopadhyay sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Deimos Management Consultants 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 **R.S./L.R. Dag No. 49** corresponding to **L.R. Khatian No. 268/1** (previous **R.S. Khatian No. 556**) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub-Registration Office - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South), (which is morefully and particularly described and mentioned in the Schedules thereunder written), absolutely and forever free from all encumbrances, charges, liens, lispendense, attachments, mortgages, acquisitions, requisitions, debutor or trust whatsoever, at or for a consideration therein mentioned.

25. Thus pursuant to the Deed of Sale dated 20th day of March 2015 as recited above the said Deimos Management Consultants Pvt. Ltd., acquired right title and interest and as such became seized and possessed of and/or otherwise well and sufficiently entitled to all that the pieces and parcels of Sali Land admeasuring **10.00 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **R.S./L.R. Dag No. 49** corresponding to **L.R. Khatian No. 4178** (previous **L.R. Khatian No. 268/1**) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur 24 Parganas (South) and within the local limits of the 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 morefully and particularly described and mentioned in the **Second Schedule** hereunder written).
26. By another Deed of Conveyance dated 20th day of March 2015 made between Ashutosh Mukhopadhyay, therein referred to as the vendor of the one part and Phobos Books & Periodicals Pvt. Ltd., therein referred to as the purchaser of the other part and registered at the Office of District Sub Registrar - IV Allpore 24 Parganas (South) and recorded in Book No. I, CD Volume No. 9, Pages 1404 to 1422, **Being No. 2557** for the year 2015, the said Ashutosh Mukhopadhyay sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Phobos Books & Periodicals Pvt. Ltd. out of the said Ashutosh's Land being **all that** the pieces and parcels of Sali Land admeasuring **10.00 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **R.S./L.R. Dag No. 49** corresponding to **L.R. Khatian No. 268/1** (previous **R.S. Khatian No. 556**) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South), (which is morefully and particularly described and mentioned in the **Schedule** hereunder written), absolutely and forever free from all

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

27. Thus pursuant to the Deed of Sale dated 20th day of March 2015 as recited above the said Phobos Books & Periodicals 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 Sall Land admeasuring **10.00 Decimals** more or less having rayati shriban dakhali rights therein and comprised in **R.S./L.R. Dag No. 49** corresponding to **L.R. Khatian No. 4176** (previous **L.R. Khatian No. 268/1**) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South) and recorded its name in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRO Bishnupur Block as also mutated its name in the records of the Kulerdari Gram Panchayat upon payment of proportionate rates and taxes (hereinafter referred to as the said **Lot-C Land**) (which is morefully and particularly described and mentioned in the **Third Schedule** hereunder written).
28. By another Deed of Conveyance dated 26th day of August 1997 made between Ashutosh Mukhopadhyay, therein referred to as the vendor of the one part and Sabita Mukherjee, 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. J, Volume No. 38, Pages 329 to 340, Being No. 3428 for the year 1997, the said Ashutosh Mukhopadhyay sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Sabita Mukherjee out of the said Ashutosh's Land being all that the pieces and parcels of Sall Land admeasuring **3.30 Decimals** more or less having rayati shriban dakhali rights therein and comprised in **R.S./L.R. Dag No. 49** corresponding to **L.R. Khatian No. 268/1** (previous **R.S. Khatian No. 556**) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South), (which

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

29. By another Deed of Conveyance dated 6th day of July 2015 made between Sabita Mukherjee, therein referred to as the vendor of the one part and Esther Properties Pvt. Ltd., therein referred to as the purchaser of the other part and registered at the Office of District Sub Registrar - IV Allpore 24 Parganas (South) and recorded in Sook No. I, Volume No. 1604-2015, Pages 26562 to 26590, **Being No. 5218** for the year 2015, the said Sabita Mukherjee sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Esther Properties Pvt. Ltd. **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./L.R. Dag No. 49** corresponding to **L.R. Khatian No. 268/1** lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur 24 Parganas (South) and within the local limits of the 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, lispense, attachments, mortgages, acquisitions, requisitions, debuctor or trust whatsoever, at or for a consideration therein mentioned.
30. Thus pursuant to the Deed of Sale dated 6th day of July 2015 as recited above the said Esther Properties 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 3.30 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **R.S./L.R. Dag No. 49** corresponding to **L.R. Khatian No. 4662** (previous **L.R. Khatian No. 268/1**) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdai 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).

31. Thus the Vendors herein pursuant to the four Deeds of Sale all dated 6th day of August 2013, 20th day of March 2015 and 6th day of July 2015 have become absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the Lot-A Land, the Lot-B Land, the Lot-C Land and the Lot-D Land being **all that** the pieces and parcels of Sal Land admeasuring **30.80 Decimals** more or less having rayah shikhan dakhali rights therein and comprised in **R.S./L.R. Dag No. 49** measuring **7.50 Decimals** more or less corresponding to **L.R. Khatian No. 3138** (previous **L.R. Khatian No. 2147**) AND **R.S./L.R. Dag No. 49** measuring **10.00 Decimals** more or less corresponding to **L.R. Khatian No. 4178** (previous **L.R. Khatian No. 268/1**) AND **R.S./L.R. Dag No. 49** measuring **10.00 Decimals** more or less corresponding to **L.R. Khatian No. 4176** (previous **L.R. Khatian No. 268/1**) AND **R.S./L.R. Dag No. 49** measuring **3.30 Decimals** more or less corresponding to **L.R. Khatian No. 4662** (previous **L.R. Khatian No. 268/1**) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur, 24 Parganas (South) and within the local limits of the 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 **Fifth Schedule** hereunder written).
32. Pursuant to the resolution dated 9th day of March 2017 taken in terms of the provisions of the Companies Act, 2013 the said Esther Properties Private Limited was converted into a limited liability partnership in pursuance of Rule 32 (1) of the Limited Liability Partnership Rules 2009 and came to be known and distinguished as Esther Properties LLP, being the Vendor No. 4

herein and accordingly a certificate of incorporation dated 27th day of March 2017 was issued by the Registrar of Companies, West Bengal.

33. 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 khasra nos. lying and situate at Moujas of Deulapur and Sarmasterchak, Police Station – Bishnupur, District 24 Parganas (South) (hereinafter collectively referred to as the said **Larger Property**) and pursuance of such intention the Vendor herein jointly with other Owners of the adjacent lands, entered into a Development Agreement for the development of a housing project, hereinafter called and referred to as the "**Housing Project**" upon the said Entire Land which forms a part or portion of the Larger Property.
34. Pursuant to three separate Development Agreements dated 23rd day of June 2015, 9th day of November 2015 and 22nd day of September 2017 and two Supplementary Agreements both dated 30th June, 2017 and 19th December, 2018 (hereinafter collectively referred to as the said **Development Agreements**) made and executed between seventy nine separate independent legal entities, therein referred to as the Owners of the one part and the said **PS Vinayak Complex LLP**, therein referred to as the Developer of the other part and registered at the Office of the District Sub Registrar – IV Allpore, 24 Parganas (South) and recorded in Book No. I, Being No. 4903 for the year 2015, Book No. I Being No. 7787 for the year 2015, Book No. I Being No. 6419 for the year 2017, Book No. I Being No. 5048 for the year 2017 and Book No. I Being No. 7480 for the year 2018 respectively, whereby the Owners in consideration of the Developer being the said PS Vinayak Complex LLP assuring to built and construct a housing project comprising of several building blocks containing self contained flats/units, car parking spaces and various modern facilities and amenities granted the right of development and construction of a housing project on the said Larger Property which included the said Entire Land unto and in favour of the said PS Vinayak Complex LLP and on such other terms and condition therein mentioned.
35. 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.

36. In consideration of the rights and interest available by virtue of the said Development Agreement to the said PS Vinayak Complex LLP, PS Group Realty Private Limited, the Confirming Party No.2 herein, as a designated partner of the said PS Vinayak Complex LLP, has submitted a proposal on 12th February, 2019 in response to the Tender Notice dated 18th January, 2019, published in "The Economic Times" newspaper, by Central Government Employees Welfare Housing Organization (hereinafter referred to as the said CGEWHO), being the Purchaser herein for the construction and sale and/or transfer of a Housing Project on turnkey basis, proposed to be built and constructed upon all that the land measuring **239.00 Decimals** more or less comprised in several dag and khatian nos. situate at the Moujas of Daulatpur and Sarmasterchak, Police Station – Bishnupur and in the District of 24 Parganas (South) together with a right of access through a common passage (hereinafter referred to as the said Project Land).
37. The said PS Group Realty Private Limited/Confirming Party No.2 herein has submitted the financial bid on 4th July, 2019 and subsequently, the tender was awarded to the PS Group Realty Private Limited/the Confirming Party No.2 herein and a Letter of Intent (LOI) No. T-220/1 dated 2nd September, 2019 (hereinafter called and referred to as the said LOI) was issued by the CGEWHO in favour of the said PS Group Realty Private Limited/Confirming Party No.2 herein for the development of the said Project Land and construction of a housing project on the said Project Land.
38. By an Agreement for Cancellation dated 28th day of February 2020 made and executed between the said Deepak Kumar Jayaswal and another, therein referred to as the Owners of the One Part and the said PS Vinayak Complex LLP, therein referred to as the Developer of the Other Part and registered at the Office of the District Sub Registrar – IV Alipore, 24 Parganas (South) and recorded in Book No. 1, Volume No. 1604-2020, Pages – 32599 to 32618, **Being No. 963** for the year 2020, whereby and where under the said Deepak Kumar Jayaswal and another with the consent and agreement of the said PS Vinayak Complex LLP cancelled and/or determined and/or terminated the Development Agreement dated 23rd day of June 2015,

Being No. 4903 of 2015 together with the Supplementary Agreement dated 19th day of December 2018, Being No. 7480 of 2018, on such terms and conditions as recorded therein.

39. By another Agreement for Cancellation dated 27th day of February 2020 made and executed between the said Eeshvi Real Estate LLP and Twenty Seven other independent legal entities, therein referred to as the Owners of the One Part and the said PS Vinayak Complex LLP, therein referred to as the Developer of the Other Part and registered at the Office of the District Sub Registrar – IV Alipore, 24 Parganas (South) and recorded in Book No. 1, Volume No. 1604-2020, Pages – 33964 to 33997, **Being No. 1005** for the year 2020, whereby and where under the said Eeshvi Real Estate LLP and Twenty Seven other independent legal entities with the consent and agreement of the said PS Vinayak Complex LLP cancelled and/or determined and/or terminated the Development Agreement dated 22nd day of September 2017, Being No. 6419 of 2017, on such terms and conditions as recorded therein.
40. By another Agreement for Cancellation dated 27th day of February 2020 made and executed between Bratali Mukhopadhyay and Forty Seven other independent legal entities, therein referred to as the Owners of the One Part and the said PS Vinayak Complex LLP, therein referred to as the Developer of the Other Part and registered at the Office of the District Sub Registrar – IV Alipore, 24 Parganas (South) and recorded in Book No. 1, Volume No. 1604-2020, Pages – 33696 to 33743, **Being No. 1007** for the year 2020, whereby and where under the said Bratali Mukhopadhyay and Forty Seven other independent legal entities with the consent and agreement of the said PS Vinayak Complex LLP cancelled and/or determined and/or terminated the Development Agreement dated 9th day of November 2015, Being No. 7787 of 2015 together with the Supplementary Agreement dated 30th day of June 2017, Being No. 5048 of 2017, on such terms and conditions as recorded therein.
41. Thus the said three Cancellation Agreements as recited hereinabove all dated 27th day of February 2020 and 28th day of February 2020 and all registered at the Office of the District Sub Registrar – IV Alipore, 24 Parganas (South) and recorded in Book No. 1, **Being No. 963** for the year 2020, Book No. 1, **Being No. 1006** for the year 2020 and Book No. 1, **Being No. 1007** for the year 2020 are hereinafter collectively referred to as the said **Cancellation Agreements**.

42. In consideration of the above understanding the Vendors herein and PS Vinayak Complex LLP and PS Group Realty Private Limited herein and the said LOT issued by the CGEWHO in favour of the PS Group Realty Private Limited herein, the Vendors herein have agreed to sell, transfer and convey in favour of the Purchaser herein and the Purchaser has agreed to purchase out of the said Entire Land being all that the pieces and parcels of Sali Land admeasuring 22.00 Decimals out of 30.80 Decimals more or less having rayat shtiban dakhali rights therein and comprised in R.S./L.R. Dag No. 49 measuring 7.00 Decimals more or less corresponding to L.R. Khatian No. 3138 (previous L.R. Khatian No. 2147) AND R.S./L.R. Dag No. 49 measuring 2.00 Decimals more or less corresponding to L.R. Khatian No. 4178 (previous L.R. Khatian No. 268/1) AND R.S./L.R. Dag No. 49 measuring 10.00 Decimals more or less corresponding to L.R. Khatian No. 4176 (previous L.R. Khatian No. 268/1) AND R.S./L.R. Dag No. 49 measuring 3.00 Decimals more or less corresponding to L.R. Khatian No. 4662 (previous L.R. Khatian No. 268/1) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South), at or for a total consideration of **Rs. 2,23,87,200/- [Rupees Two Crore Twenty Three Lakh Eighty Seven Thousand and Two Hundred Only]** and on such terms and conditions hereinafter mentioned (hereinafter for the sake of brevity referred to as the said Land) (which is morefully and particularly described and mentioned in the **Sixth Schedule** hereunder written).
43. The Confirming Party No.1 herein being the co-owners of such undivided part or portion of R.S./L.R. Dag No. 49 are jointly seized and possessed of the remaining portion of land comprised in the said R.S./L.R. Dag No. 49, lying and situate at Mouza - Daulatpur, J.L. No. 79, within the territorial jurisdiction of the Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office Bishnupur, 24 Parganas (South) and within the local limits of Kulardari Gram Panchayat and in the District of 24 Parganas (South). The Confirming Party No.1 has agreed to join and execute these presents **in confirmation of the transfer of the demarcated chunk of land** referred to as the said Land, which is being transferred under these presents in favour of the Purchaser herein.

44. The Confirming Party No.3 herein under four separate Deeds of Sale all dated 13th day of October 2014, 14th day of October 2014 and 26th day of August 2015 and registered at the Offices of the DSR-II and DSR-IV Alipore 24 Parganas (South) and recorded in Book No. I Being No. 7810 for the year 2014, Book No. I Being No. 11065 for the year 2014, Book No. I Being No. 11066 for the year 2014 and Book No. I Being No. 6468 for the year 2015, acquired right title and interest and as such became seized and possessed of and/or otherwise well and sufficiently entitled to all that the pieces and parcels of land admeasuring 52.36 Decimals more or less comprised in L.R. Dag No. 701 (corresponding to R.S. Dag No. 501) measuring 20.50 Decimals more or less corresponding to L.R. Khatian Nos. 3358, 3359, 9124, 9125, 9126 and 9127 AND L.R. Dag No. 702 (corresponding to R.S. Dag No. 501/773) measuring 6.00 Decimals more or less corresponding to L.R. Khatian Nos. 3358, 3359, 9124, 9125, 9126 and 9127 AND L.R. Dag No. 703 (corresponding to R.S. Dag No. 501/774) measuring 18.86 Decimals more or less corresponding to L.R. Khatian Nos. 3358, 3359, 9124, 9125, 9126 and 9127 AND L.R. Dag No. 700 (R.S. Dag No. 502) measuring 7.00 Decimals more or less corresponding to L.R. Khatian Nos. 3358, 3359, 9124, 9125, 9126 and 9127 lying and situated at Mouja - Hanspukuria, J.L. No. 20 and within the territorial jurisdiction of Thakurpukur Police Station (previously Behala Police Station) and within the jurisdiction of the Additional District Sub-Registration Office Behala 24 Parganas (South) and within the local limits of Ward No. 144 of the Kolkata Municipal Corporation and in the District of 24 Parganas (South) AND ALL THAT the pieces and parcels of Salt Land admeasuring 30.00 Decimals more or less comprised in L.R. Dag No. 112 (R.S. Dag No. 113) measuring 12.00 Decimals more or less corresponding to L.R. Khatian No. 518, 520, 612, 613, 618 and 649 AND L.R. Dag No. 113 (R.S. Dag No. 114) measuring 9.00 Decimals more or less corresponding to L.R. Khatian No. 518, 520, 612, 613, 618 and 649 AND L.R. Dag No. 114 (R.S. Dag No. 115) measuring 9.00 Decimals more or less corresponding to L.R. Khatian No. 572 lying and situated at Mouja - Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub-Registration Office Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South) and recorded their names in the Records of Right of the Government of West Bengal upon payment of proportionate revenue at the Office of the BL & LRO Bishnupur Block and BL & LRO Thakurpukur - Metiabruz Block 24 Parganas (South) as

also mutated their names in the records of the relevant civic authorities upon payment of proportionate rates and taxes (hereinafter referred to as the said **Land Demarcated for Common Road**).

45. Pursuant to transfers made out of the said Land Demarcated for Common Road, under a Deed of Sale dated 15th day of February 2019 and registered at the Office of the DSR-II Alipore 24 Parganas (South) and recorded in Book No. I, Volume No. 1502-2019, Pages – 45883 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 ADRS 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. 516, 520, 612, 613, 618 and 649 AND L.R. Dag No. 114 (R.S. Dag No. 115) measuring 5.00 Decimals more or less corresponding to L.R. Khatian No. 572 lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the ADRS Bishnupur 24 Parganas (South) and in the District of 24 Parganas (South) (hereinafter referred to as the said **Common Passage**) (which is morefully and particularly described and mentioned in the **Seventh Schedule** hereunder written).
46. By a Deed of Declaration dated 12th day of June 2020 (hereinafter referred to as the said **Deed of Declaration**) made and executed between the Grantors/Confirming Party No.3 herein, therein referred to as the Grantors of the First Part and the Purchaser herein, therein referred to as the Beneficiary of the Second Part and the Confirming Party No.2 herein, therein referred to as the PS Group of the Third Part, in consideration of the understanding as entered into between the CGEWHO and the Confirming Party No.2 herein and in consideration of the said LOI, the Grantors/Confirming Party No.3 at the instance of the Confirming Party No.2 transferred and conveyed a permanent irreversible and transferable easementary right to common passage together with a right to facilitate all easements and essential services to the said Project Land such as laying electrical cables, communication cables, water lines, drainage

lines, water reservoirs, pipelines, sewerage lines etc. through the Common Passage to the said Project Land unto and in favour of the Purchaser herein, absolutely and forever, on such terms and conditions as morefully described and therein mentioned.

47. 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.

48. 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 of the LOI and settlement made between the Vendors, PS Group/Confirming Party No.2 and the Purchaser herein and pursuant to the

Representations and Offer made by the Vendors to the Purchaser and the Purchaser, having relied upon the Representations of the Vendors as aforesaid and believing the same to be true and acting on faith thereof and thereafter having accepted the offer of the Vendors and in consideration of the said sum of Rs. 2,23,87,200/- [Rupees Two Crore Twenty Three Lakh Eighty Seven Thousand and Two Hundred Only] of the lawful money of the Union of India well and truly paid by the Purchaser at the instance of the PS Group/Confirming Party No.2 herein and in terms of the LOI, to the 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 pieces and parcels of Sali Land admeasuring 22.00 Decimals out of 30.80 Decimals more or less having rayati shilabhan dakhali rights therein and comprised in R.S./L.R. Dag No. 49 measuring 7.00 Decimals more or less corresponding to L.R. Khatian No. 3138 (previous L.R. Khatian No. 2147) AND R.S./L.R. Dag No. 49 measuring 2.00 Decimals more or less corresponding to L.R. Khatian No. 4178 (previous L.R. Khatian No. 268/1) AND R.S./L.R. Dag No. 49 measuring 10.00 Decimals more or less corresponding to L.R. Khatian No. 4175 (previous L.R. Khatian No. 268/1) AND R.S./L.R. Dag No. 49 measuring 3.00 Decimals more or less corresponding to L.R. Khatian No. 4662 (previous L.R. Khatian No. 268/1) lying and situated at Mouja Daulatpur, I.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South) and also delivered up the vacant, peaceful and khas possession of the said LAND to the Purchaser at the instance of the PS Group/Confirming Party No.2 on this day absolutely and forever and together with all rights and easements and entitlements, hereinafter called and referred to as the said LAND and more fully and particularly mentioned and described in the SIXTH SCHEDULE hereunder written read together with the First Schedule, Second Schedule, Third Schedule, Fourth Schedule and Fifth Schedule hereunder written OR

HOWSOEVER OTHERWISE the said **LAND** or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished in the map or plan annexed hereto and thereon border **RED AND TOGETHER WITH** all houses, edifices, buildings, yards, ways paths, passages, common and/or other passages drains, sewers water, water course, electric or other fittings or installations and all manner of former and other rights, lights, liberties, easements, privileges, profits, advantages appendages and appurtenances whatsoever in the said message, hereditaments and premises or any part thereof usually held occupied or enjoyed or reputed to belonging to or in anywise appertaining with the same or any of them or any part thereof **AND** the reversion or reversions remainder or remainders and the rents issues and profits of the said **LAND** and every part or portion thereof **AND** all the legal incidences thereof **AND** all the estate right title interest inheritance possession use trust property claims and demands whatsoever both at law and in equity of the **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 pattas muniments and evidences of title which are anyways exclusively relates to or concerns the said **LAND** or any part or portion thereof which now are or hereinafter shall or may be in the custody power possession or control of the **Vendors** or any person or persons from whom the **Vendors** can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said **ENTIRE LAND** hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the **Purchaser** absolutely and forever free from all encumbrances including but **NOT** limited to charges, liens, dispendense, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, exchange, trusts, adverse possession, debutter or any type of encumbrance whatsoever or howsoever;

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

convey assign and assure unto and in favour of the **Purchaser** herein all that the irreversible permanent and transferable right of way and/or the right to ingress and egress and/or the right to pass or repass through the said Common Passage connecting the said Project Land with the National Highway and/or Diamond Harbour Road **AND** all such transferable and irreversible rights to construct all such essential services through the said Common Passage including and not limited to the right to construct, erect and lay electrical cables, communication cables, water lines, water reservoir connections, pipelines, drainage lines and/or sewerage lines from the said Project Land passing through the Common Passage and connecting with the main source of distribution and/or connection as laid down by the civic authorities and/or essential service providers and to **HAVE AND TO HOLD** the right in the said Common Passage, the situation whereof is shown and delineated in the map or plan annexed hereto and thereon bordered **Green** (which is morefully and particularly described and mentioned in the **Seventh Schedule** hereunder written), absolutely and forever free from all encumbrances whatsoever.

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

- a. **THAT NOTWITHSTANDING** any act, deed matter or thing whatsoever by the **Vendors** done or executed or knowingly suffered to the contrary the **Vendors** are now absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said **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 **ENTIRE LAND** together with all appurtenances thereto hereby sold, granted and conveyed or expressed so to be is now free from all encumbrances including but **NOT** limited to charges, liens, liens, 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 hereintofore 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 canceled and in consideration of the payment received by it from the Purchaser it has foregone and cancelled all its right, title and interest from the said 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 **Fifth 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 executed or knowingly suffered or been part to any act deed or things whereby and whereunder the said LAND together with all appurtenances thereto hereby sold, granted, transferred and conveyed or expressed or so to be or any part or portion thereof is or may be impeached or encumbered or affected in title or otherwise.
- l. **AND THAT** the 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 Kulerdani Gram Panchayat and/or with the Office of the Block Land & Land Reforms Officer, Bishrupur-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 **Sixth Schedule** hereunder written shall be delivered up in favour of the Purchaser herein simultaneously with the execution and registration of these presents.
- q. **AND IT IS HEREBY FURTHER AGREED AND DECLARED** by and between the parties hereto that the Vendors covenant and assured the Purchaser that all such title deeds, link deeds or prior deeds muniments, papers, documents and receipts in respect of the said LAND hereby conveyed to the Purchaser hereto and more fully and particularly mentioned and described in the **Sixth Schedule** hereunder written remaining in the custody, control and power of the Vendors herein shall be kept fully secured, saved harmless, un-obliterated and un-defaced with the covenant for production, inspection maintenance and security and the Purchaser herein shall have the right and power to take inspection thereof or obtain extracts therefrom at its own costs and expenses at all times upon forty eight hours prior notice in writing to the 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 **Sixth Schedule** hereunder written has got no claim whatsoever with any government body and/or statutory body and/or any agency under the Government.

- t. **AND THAT** it is deemed that the **Vendors** simultaneously with the execution of these presents the **Vendors** has put the **Purchaser** into actual, physical, vacant and peaceful possession of the said **LAND** in implementation of these presents and the covenants as recorded herein.
- ii. **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 eventually 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 Sell Land admeasuring 7.50 Decimals more or less having rayati shtiban dakhail rights therein and comprised in R.S./L.R. Dag No. 49 corresponding to L.R. Khatian No. 3138 (previous L.R. Khatian No. 2147) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the

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

Sl. No.	R.S. Dag No.	L.R. Dag No.	L.R. Khatian No.	Nature of Land	Share in Dag	Total Area in Dag (Decimal)	Area conveyed (Decimal)
1.	49	49	3138	Sali	0.1017	74.00	7.50
TOTAL							7.50

THE SECOND SCHEDULE ABOVE REFERRED TO

(SAID LOT-B LAND)

ALL THAT the pieces and parcels of land admeasuring **10.00 Decimals** more or less having rayati shhitiban dakhali rights therein and comprised in **R.S./L.R. Dag No. 49** corresponding to **L.R. Khatian No. 4178** (previous **L.R. Khatian No. 268/1**) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub-Registration Office - Bishnupur 24 Parganas (South) and within the local limits of the 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.	49	49	4178	Sali	0.1351	74.00	10.00
TOTAL							10.00

THE THIRD SCHEDULE ABOVE REFERRED TO

(SAID LOT-C LAND)

ALL THAT the pieces and parcels of land admeasuring **10.00 Decimals** more or less having rayati shhitiban dakhali rights therein and comprised in **R.S./L.R. Dag No. 49** corresponding to **L.R.**

Khatian No. 4176 (previous L.R. Khatian No. 268/1) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur 24 Parganas (South) and within the local limits of the 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.	49	49	4176	Sai	0.1351	74.00	10.00
TOTAL							10.00

THE FOURTH SCHEDULE ABOVE REFERRED TO

(SAID LOT-D LAND)

ALL THAT the pieces and parcels of land admeasuring **3.30 Decimals** more or less having rayati shritiban dakhali rights therein and comprised in **R.S./L.R. Dag No. 49** corresponding to **L.R. Khatian No. 4662** (previous L.R. Khatian No. 268/1) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur 24 Parganas (South) and within the local limits of the 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.	49	49	4662	Sai	0.0446	74.00	3.30
TOTAL							3.30

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

ALL THAT the pieces and parcels of Sali Land admeasuring **30.80 Decimals** more or less having rayati shtitban dakhali rights therein and comprised in R.S./L.R. Dag No. 49 measuring **7.50 Decimals** more or less corresponding to L.R. Khatian No. 3138 (previous L.R. Khatian No. 2147) AND R.S./L.R. Dag No. 49 measuring **10.00 Decimals** more or less corresponding to L.R. Khatian No. 4178 (previous L.R. Khatian No. 268/1) AND R.S./L.R. Dag No. 49 measuring **10.00 Decimals** more or less corresponding to L.R. Khatian No. 4176 (previous L.R. Khatian No. 268/1) AND R.S./L.R. Dag No. 49 measuring **3.30 Decimals** more or less corresponding to L.R. Khatian No. 4662 (previous L.R. Khatian No. 268/1) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub-Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kularjari 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.	49	49	3138	Sali	0.1017	74.00	7.50	
2.	49	49	4178	Sali	0.1351	74.00	10.00	
3.	49	49	4176	Sali	0.1351	74.00	10.00	
4.	49	49	4662	Sali	0.0446	74.00	3.30	
TOTAL								30.80

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

ALL THAT the pieces and parcels of Sali Land admeasuring **22.00 Decimals** out of **30.80 Decimals** more or less having rayati shtitban dakhali rights therein and comprised in R.S./L.R.

Dag No. 49 measuring 7.00 Decimals more or less corresponding to L.R. Khatian No. 3138 (previous L.R. Khatian No. 2147) AND R.S./L.R. Dag No. 49 measuring 2.00 Decimals more or less corresponding to L.R. Khatian No. 4178 (previous L.R. Khatian No. 268/1) AND R.S./L.R. Dag No. 49 measuring 10.00 Decimals more or less corresponding to L.R. Khatian No. 4176 (previous L.R. Khatian No. 268/1) AND R.S./L.R. Dag No. 49 measuring 3.00 Decimals more or less corresponding to L.R. Khatian No. 4662 (previous L.R. Khatian No. 268/1) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South), a detail where of is set out hereinafter:

Sl. No.	R.S. Dag No.	L.R. Dag No.	L.R. Khatian No.	Nature of Land	Share in Dag	Total Area in Dag (Decimal)	Area conveyed (Decimal)	
1.	49	49	3138	Sali	0.1017	74.00	7.00	
2.	49	49	4178	Sali	0.0270	74.00	2.00	
3.	49	49	4176	Sali	0.1351	74.00	10.00	
4.	49	49	4662	Sali	0.0445	74.00	3.00	
TOTAL								22.00

OR HOWSOEVER OTHERWISE the said L.R. Dag No. 49 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. 49

ON THE NORTH : By L.R. Dag No. 49;
 ON THE EAST : By L.R. Dag No. 49;
 ON THE SOUTH : By L.R. Dag No. 49;
 ON THE WEST : By L.R. Dag No. 32;

THE SEVENTH SCHEDULE ABOVE REFERRED TO**(SAID COMMON PASSAGE)**

ALL THAT the pieces and parcels of land admeasuring **36.73 Decimals** more or less comprised in **L.R. Dag No. 701** (corresponding to **R.S. Dag No. 501**) measuring **7.20 Decimals** more or less corresponding to **L.R. Khatian Nos. 3358, 3359, 9124, 9125, 9126 and 9127** **AND L.R. Dag No. 702** (corresponding to **R.S. Dag No. 501/773**) measuring **6.00 Decimals** more or less corresponding to **L.R. Khatian Nos. 3358, 3359, 9124, 9125, 9126 and 9127** **AND L.R. Dag No. 703** (corresponding to **R.S. Dag No. 501/774**) measuring **18.86 Decimals** more or less corresponding to **L.R. Khatian Nos. 3358, 3359, 9124, 9125, 9126 and 9127** **AND L.R. Dag No. 700** (**R.S. Dag No. 502**) measuring **4.67 Decimals** more or less corresponding to **L.R. Khatian Nos. 3358, 3359, 9124, 9125, 9126 and 9127** lying and situated at **Mouja - Hanspukuria, J.L. No. 20** and within the territorial jurisdiction of **Thakurpukur Police Station** (previously **Behala Police Station**) and within the jurisdiction of the **Additional District Sub Registration Office Behala 24 Parganas (South)** and within the local limits of **Ward No. 144** of the **Kolkata Municipal Corporation** and in the **District of 24 Parganas (South)**, a detail where of is set out hereinafter.

Sl. No.	R.S. Dag No.	L.R. Dag No.	L.R. Khatian No.	Nature of Land	Share in Dag	Total Area in Dag (Decimal)	Area conveyed (Decimal)	
1.	501	701	3358, 3359, 9124, 9125, 9126 & 9127	Bastu	0.0960	82.00	7.20	
2.	501/773	702	3358, 3359, 9124, 9125, 9126 & 9127	Bastu	0.1134	67.00	6.00	
3.	501/774	703	3358, 3359, 9124, 9125, 9126 & 9127	Bastu	0.5837	32.00	18.86	
4.	502	700	3358, 3359, 9124, 9125, 9126 & 9127	Bastu	0.5714	7.00	4.67	
TOTAL								36.73

ALL THAT the pieces and parcels of Sali Land admeasuring 26.00 Decimals more or less comprised in L.R. Dag No. 112 (R.S. Dag No. 113) measuring 12.00 Decimals more or less corresponding to L.R. Khatian No. 518, 520, 612, 613, 618 and 649 AND L.R. Dag No. 113 (R.S. Dag No. 114) measuring 9.00 Decimals more or less corresponding to L.R. Khatian No. 518, 520, 612, 613, 618 and 649 AND L.R. Dag No. 114 (R.S. Dag No. 115) measuring 5.00 Decimals more or less corresponding to L.R. Khatian No. 572 lying and situated at Mouja - 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 Kulardari Gram Panchayat and in the District of 24 Parganas (South), a detail where of is set out hereinafter

Sl. No.	R.S. Dag No.	L.R. Dag No.	L.R. Khatian No.	Nature of Land	Share in Dag	Total Area in Dag (Decimal)	Area conveyed (Decimal)
1.	113	112	518, 520, 612, 613, 618 & 649	Bestu	0.3750	32.00	12.00
2.	114	113	518, 520, 612, 613, 618 & 649	Bestu	0.1525	59.00	9.00
3.	115	114	572	Bestu	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 here unto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED, SEALED & DELIVERED by the above named **THYONE IT SOLUTIONS PVT. LTD.** by affixation of its office Seal by its Director **Mrs. Bratati Mukhopadhyay** pursuant to a board resolution dated 06.02.2020 in presence of:

THYONE IT SOLUTIONS PVT. LTD.

Bratati Mukhopadhyay
Director.

1. *Sujit Kaput*
S/O: Rajat Kaput
122/1/R, S.N.M. Sarani,
Kolkata - 700026

2. *Jayantakay*
s/o R.L. Ray
122/1/R, S.N.M. Sarani,
Kolkata - 700026

SIGNED, SEALED & DELIVERED by the above named **DEIMOS MANAGEMENT CONSULTANTS PVT. LTD.** by affixation of its office Seal by its Director **Ms. Amrita Sannigrahi** pursuant to a board resolution dated 31.01.2020 in presence of:

DEIMOS MANAGEMENT CONSULTANTS PVT. LTD.

Amrita Sannigrahi
Director.

1. *Sujit Kaput*

2. *Jayantakay*

SIGNED, SEALED & DELIVERED by the above named **PHOBOS BOOKS AND PERIODICALS 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:

PHOBOS BOOKS AND PERIODICALS PVT. LTD.

Amrita Sannigrahi
Director.

1. *Sanjay Kapat*

2. *Jayantakay*

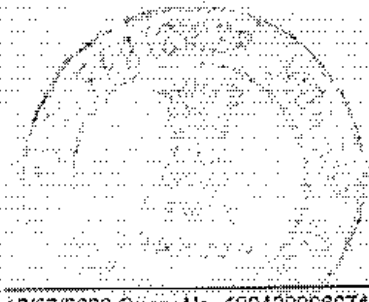
SIGNED, SEALED & DELIVERED by the above named **ESTHER PROPERTIES LLP** by affixation of its office Seal by its Designated Partner **Mr. Rahul Kyal** pursuant to a board resolution dated 31.01.2020 in presence of:

ESTHER PROPERTIES LLP.

Rahul Kyal
Designated Partner / Authorized Signatory

1. *Sanjay Kapat*

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 27.6.2016 in presence of:

Roshan Kishore

Mr. Roshan KISHORE
Assistant Director (Admin)
Central Government Employees Welfare Housing Organisation
Plot No. 1, 1st Floor, Sector 14, Gurgaon
Haryana - 122001

1. *Asmit Kapat*
2. *Jayanta Ray*

SIGNED, SEALED & DELIVERED by the above named THYONE MANAGEMENT CONSULTANTS PVT. LTD. by affixation of its office Seal by its Designated Partner Ms. Amrita Sannigrahi pursuant to a board resolution dated 31.07.2020 in presence of:

THYONE MANAGEMENT CONSULTANTS PVT. LTD.

Amrita Sannigrahi Director

1. *Asmit Kapat*
2. *Jayanta Ray*

SIGNED, SEALED & DELIVERED by the above named **IKKA INFRAPROJECT PVT. LTD.** by affixation of its office Seal by its Designated Partner **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. *Arunjit Kapot*

2. *Jayantakay*

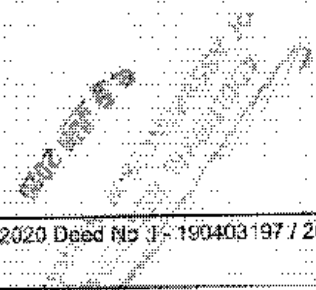
SIGNED, SEALED & DELIVERED by the above named **WRIDDHI DEVELOPER PVT. LTD.** by affixation of its office Seal by its Designated Partner **Mr. Rahul Kyal** pursuant to a board resolution dated 31.01.2020 in presence of:

WRIDDHI DEVELOPER (P) LTD.

Rahul Kyal
Director / Authorized Signatory

1. *Arunjit Kapot*

2. *Jayantakay*



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

ETAKA REALSTATE LLP
Siddhartha Mukhopadhyay
Designated Partner

1. *Amitabh Kapur*

2. *Jayantakay*

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

ECLAIR INFRACON LLP
Siddhartha Mukhopadhyay
Designated Partner

1. *Amitabh Kapur*

2. *Jayantakay*

SIGNED, SEALED & DELIVERED by the above named AYANNA CONSTRUCTION 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 CONSTRUCTION LLP
Surendra Kumar Dugar
Partner / Authorised Signatory

1. *Amitabh Kapat*

2. *Jayantak Ray*

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

EKARAJ BUILDCON LLP
Siddhartha Mukherjee
Designated Partner

1. *Amitabh Kapat*

2. *Jayantak 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:

1. *Sujeet Kapat*

2. *Jayant Ray*

EKDANT INFRACON LLP

Surendra Kumar Dugar
Partner/Authorized Signatory

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

1. *Sujeet Kapat*

2. *Jayant Ray*

EESHVI VILLA LLP

Balkrishan Kyal
Partner/Authorized Signatory

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
Designated Signatory

1. *Arunjit 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. *Arunjit Kapat*

2. *Jayantak 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. *Arunjit Kapoor*
2. *Jayanta Ray*

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

ETAKA REALSTATE LLP
Siddhartha Mukherjee
Designated Partner

1. *Arunjit Kapoor*
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:

1. *Amit Kapat*

2. *Jayant Raj*

WRIDDHI DEVELOPER (P) LTD.

Rahul Kyal
Director / Authorised Signatory

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:

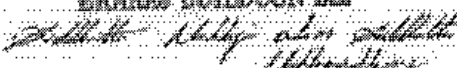
1. *Amit Kapat*


2. *Jayant Raj*

IKKA INFRA PROJECTS PVT LTD

Rahul Kyal
Director / Authorised Signatory

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

 Designated Partner

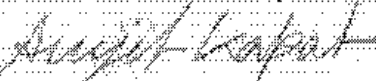
1. 

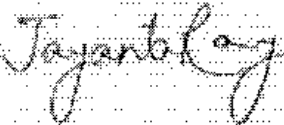
2. 

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

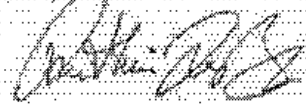
FOUNTAINGRASS BUILDERS PVT. LTD.

 Director

1. 

2. 

Drafted & prepared
 in my office:



PRITHVIRAJ BASU,
ADVOCATE,
 High Court, Calcutta
 WB/2869/1999

RECEIVED of and from the within-named PURCHASER the within-mentioned sum of Rs. 2,23,87,200/- [Rupees Two Crore Twenty Three Lakh Eighty Seven Thousand and Two Hundred only] Being the TOTAL CONSIDERATION money payable under these presents as per memo below:

Rs. 2,23,87,200.00

[Rupees Two Crore Twenty Three Lakh Eighty Seven Thousand and Two Hundred only]

MEMO OF CONSIDERATION

Sl. No.	Name of the Vendors	Bank & Branch	Cheque/D.D./RTGS/NEFT No. Date	Amount (Rs.)
1.	Thyone IT Solutions Private Limited	Canara Bank South Extension Branch New Delhi	D. D. No. 031343 Dated - 25.06.2020	67,67,040.00
2.	Deimos Management Consultants Private Limited	Canara Bank South Extension Branch New Delhi	D. D. No. 031317 Dated - 25.06.2020	19,33,440.00
5.	Phobos Books & Periodicals Pvt. Ltd.	Canara Bank South Extension Branch New Delhi	D. D. No. 031360 Dated - 25.06.2020	95,67,200.00

7.	Esther Properties LLP	Canara Bank South Extension Branch New Delhi	D. D. No. 031324 Dated - 25.06.2020	40,19,520.00
Total :				2,23,87,200.00

THYONE IT SOLUTIONS PVT. LTD.

[Signature]
Director.

DEMOS MANAGEMENT CONSULTANTS PVT. LTD.

[Signature]
Director.

PHOTOS BOOKS AND PERIODICALS PVT. LTD.

[Signature]
Director.

ESTHER PROPERTIES LLP

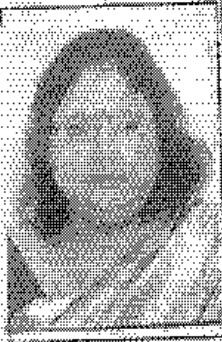
[Signature]
Director / Authorized Signatory

Signature of the Vendors

WITNESSES:

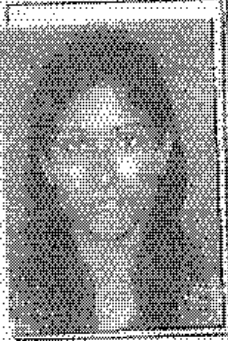
1. *[Signature]*
2. *[Signature]*

SPECIMEN FORM FOR TEN FINGERPRINTS



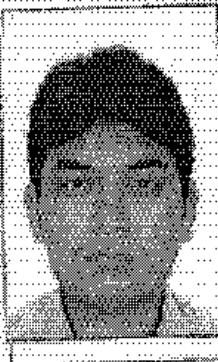
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature *[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
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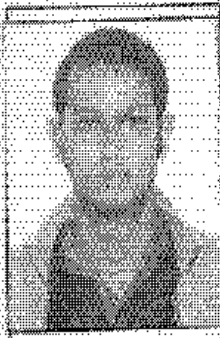
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SPECIMEN FORM FOR TEN FINGERPRINTS



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	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature *Roman Wilson*



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

Signature *Abdullahi Abdullahi Ali Abdullahi*



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

Signature *Abdul Basim Samir*

SPECIMEN FORM FOR TEN FINGERPRINTS



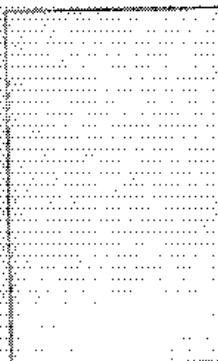
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	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature *[Handwritten Signature]*



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

Signature *[Handwritten Signature]*



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

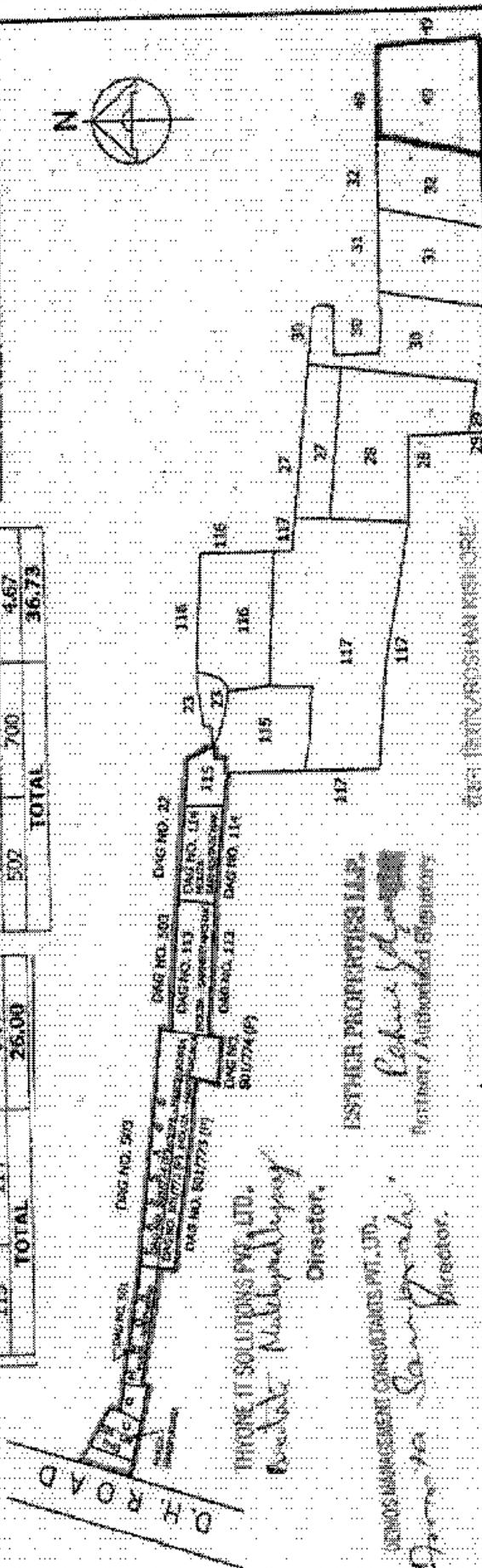
Signature

SITE PLAN OF LAND AT MOUZA - DAULATPUR, J.L. NO. 79, R.S. DAG NO. 49 CORRESPONDING TO L.R. DAG NO. 49 P.S. - BISHNUPUR, P.O. - FAJAN HAT, WITHIN KULERDARI GRAM PANCHAYAT, DIST. - SOUTH 24- PARGANAS.

COMMON PASSAGE		
MOUZA - SARMASTERCHAK, J.L. 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 - HANSEKURIA, J.L. NO. 20	R.S. DAG NO.	AREA (IN DECS)
501	701	7.20
501/773	702	6.00
501/774	703	18.86
TOTAL		46.73

AREA OF LAND TRANSFERRED			
S.L. NO.	R.S. DAG NO.	L.R. DAG NO.	AREA (IN DECS)
1	49	49	22.00
TOTAL			22.00



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DAG NO. 399
DAG NO. 400

THIRONE IT SOLUTIONS PVT. LTD.
Director

ESTHER PROPERTIES LLP.
Director

PRINCE WORKS AND VENTURES PVT. LTD.
Director

FOR PART/PROS/AN KULERDARI
The undersigned (Director/Thirone It Solutions Pvt. Ltd.) hereby certifies that the above mentioned land is free from all encumbrances and is available for transfer to the purchaser.

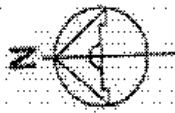
SIG. OF VENDOR

SIG. OF PURCHASER

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Drawn by: *[Signature]*

SITE PLAN OF LAND AT MOUZA - DAULATPUR, J.L. NO. 79, R.S. DAG NO. 49 CORRESPONDING TO L.R. DAG NO. 49, P.S. BISHUNUPUR, P.O. - PAILAN HAT WITHIN KULERDARI GRAM PANCHAYAT, DIST. - SOUTH 24 - PARGANAS.



CEBRIVE VELLA LLP.

Devi Karmali
Partner / Authorized Signatory

EKDANT INFRACON LLP

Sumant Kumar Singh
Partner / Authorized Signatory

AYANNA CONSTRUCTION LLP

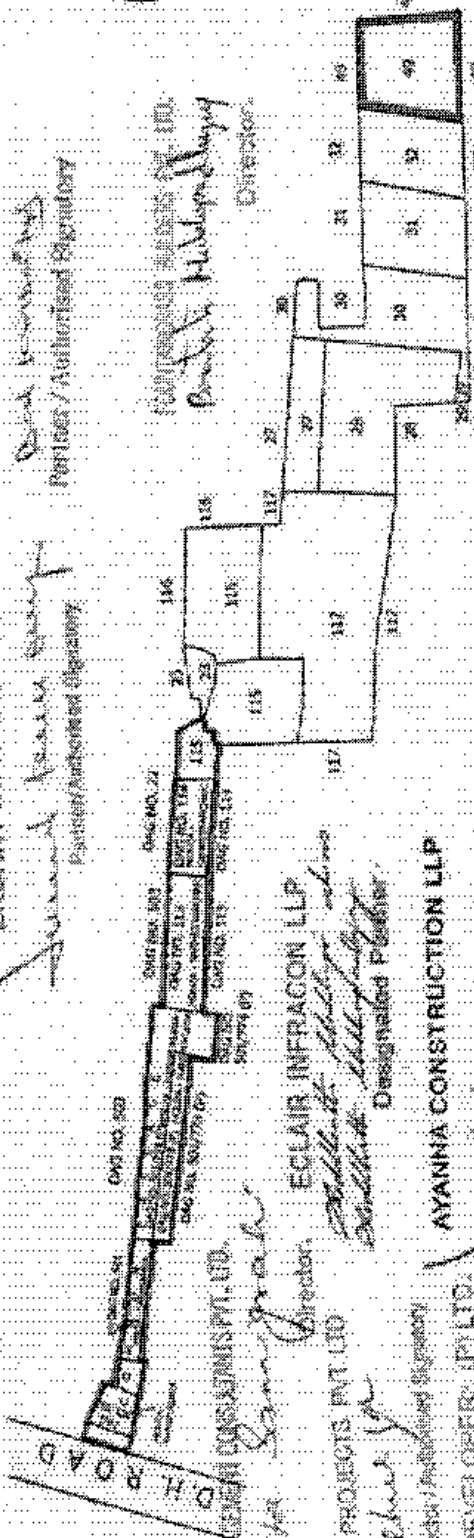
Sumant Kumar Singh
Partner / Authorized Signatory

EKLAIK INFRACON LLP

Sumant Kumar Singh
Partner / Authorized Signatory

WRDDHI DEVELOPER (P) LTD.

Devi Karmali
Director / Authorized Signatory



EKLAIK INFRACON LLP

Sumant Kumar Singh
Designated Partner

EYAKA REALSTATE LLP

Sumant Kumar Singh
Designated Partner

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Sumant Kumar Singh
Designated Partner

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Director / Authorized Signatory

EYAKA REALSTATE LLP

Sumant Kumar Singh
Designated Partner

EYAKA REALSTATE LLP

Sumant Kumar Singh
Designated Partner

SIG. OF CONFIRMING PARTY NO. 1

No Group Ready Pvt. Ltd.

Sumant Kumar Singh
Director / Authorized Signatory

SIG. OF CONFIRMING PARTY NO. 2

WRDDHI DEVELOPER (P) LTD.

Devi Karmali
Director / Authorized Signatory

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Sumant Kumar Singh
Designated Partner

EYAKA REALSTATE LLP

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Designated Partner

EYAKA REALSTATE LLP

Sumant Kumar Singh
Designated Partner

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Devi Karmali
Director / Authorized Signatory

SIG. OF CONFIRMING PARTY NO. 3

EYAKA REALSTATE LLP

Sumant Kumar Singh
Designated Partner

EYAKA REALSTATE LLP

Sumant Kumar Singh
Designated Partner

EYAKA REALSTATE LLP

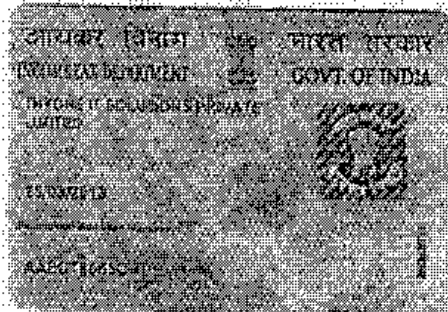
Sumant Kumar Singh
Designated Partner

EYAKA REALSTATE LLP

Sumant Kumar Singh
Designated Partner

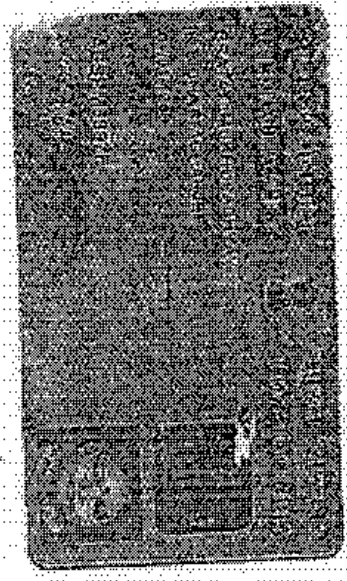
EYAKA REALSTATE LLP

Sumant Kumar Singh
Designated Partner

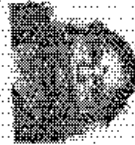


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[Signature]

Antet Nishadhy



Antet Nishadhy

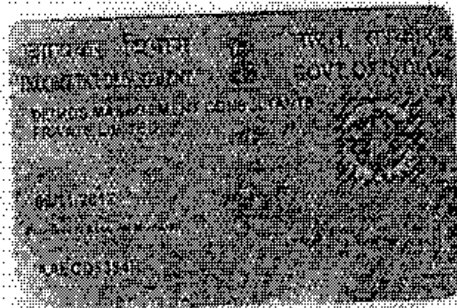


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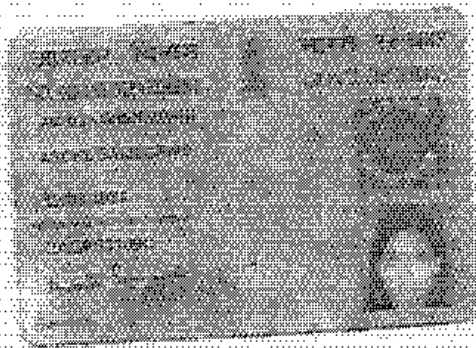
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Annota Sangrah



Anita Singhal
Anita Singhal



প্রাথমিক বিধি/নথী/স্বাক্ষর

ভারত সরকার

Government of India

Registration No: 10465012483001

স্বাক্ষরকারী
স্বাক্ষর
ডায়েরী নং/কাজ নং
স্বাক্ষর
স্বাক্ষর

স্বাক্ষরকারীর নাম

স্বাক্ষরকারীর পদ

স্বাক্ষরকারীর ঠিকানা



স্বাক্ষরকারীর আইডি/Your Author No.:

5564 7501 4001

স্বাক্ষরকারীর নাম



GOVERNMENT OF INDIA

স্বাক্ষরকারী
স্বাক্ষরকারী
স্বাক্ষরকারী



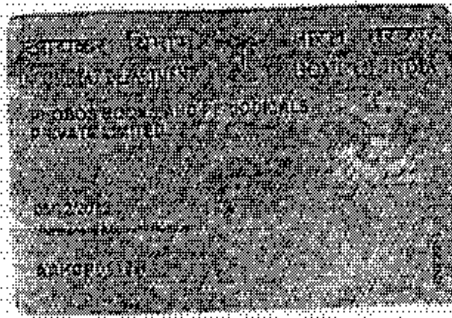
স্বাক্ষরকারীর নাম

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স্বাক্ষরকারীর নাম

Amrita Sangral
Amrita Sangral



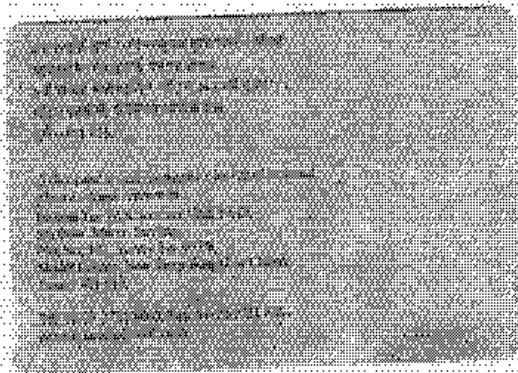
PHOTOS BOOKS AND PERSONALS PVT. LTD.
Arveta Sainigral
Director



ESTHER PROPERTIES LLP.
Richard Jones
Partner / Authorized Signatory




Rande Kyal





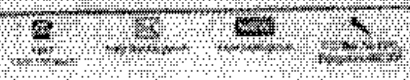
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आचार - सशान्तता भावनेस अहिकार

 **उत्तराखण्ड विश्व पर्यावरण प्राधिकरण**
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पता:
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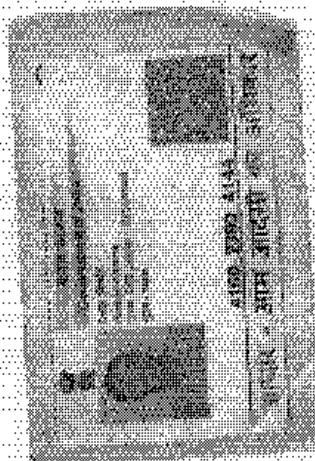


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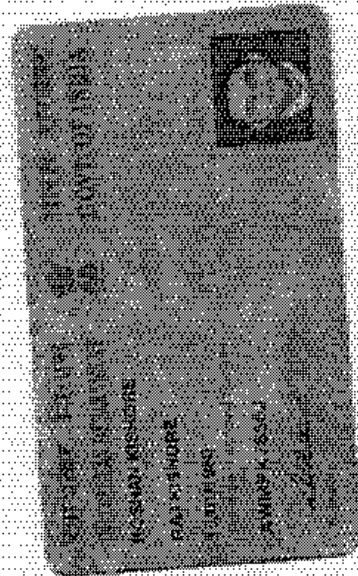
STATE OF ARIZONA
DEPARTMENT OF HEALTH SERVICES
ARTICULAR
CENTRAL GOVERNMENT EMPLOYEES RETIREMENT BOARD
CONTRIBUTION
12-31-2019

Roman Kishore

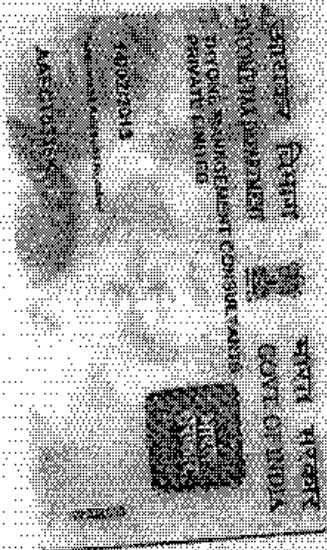
Dr. Roman Kishore
1000 North Central Avenue, Suite 1000
Phoenix, Arizona 85004
Phone: 602.962.1234
Fax: 602.962.1235
Email: roman.kishore@arizona.gov



Rathen Kishore

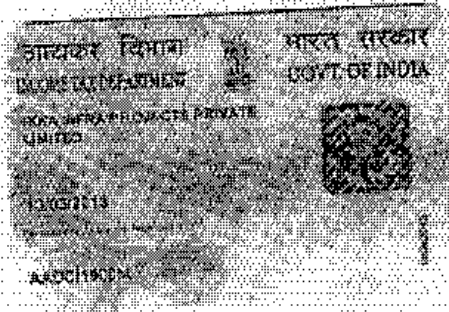


Roshan Kishore



TRIVONE MANAGEMENT CONSULTANTS PVT. LTD.

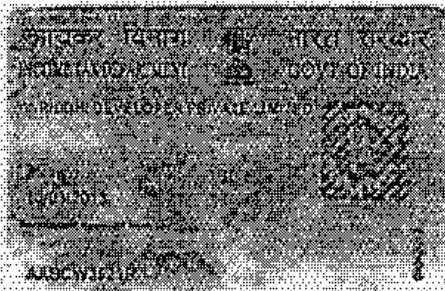
Ananta Singhrao
Director



MKA INFRA PROJECTS PVT LTD

[Handwritten Signature]
Director / Authorized Signatory

90



WRIDDHI DEVELOPER (P) LTD.

Signature
Director / Authorised Signatory



Your PAN Application Status

Application Number: **19042000607444**
 Name: **RAJESH KUMAR SHARMA**
 Category: **Individual**
 Status: **Application is under process.**
 Registered Account Number: **19042000607444**

1. PAN card will be generated only if the cardholder's identity is verified by the Income Tax Department.
 2. If your information on PAN card has changed, please contact the Income Tax Department for PAN card.
 3. PAN card is valid for 10 years from the date of issue. After the expiry of 10 years, the cardholder has to apply for a new PAN card.

TRICA REAL ESTATE LLP
Rajesh Kumar Sharma
 Designated Partner



Prabhakar Chetty alias Prabhakar Chettygoud

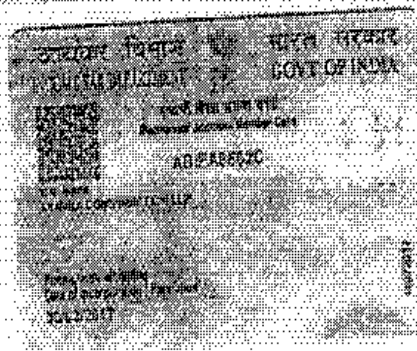


आधारभारत
भारतीय रिजिस्ट्रार जनरल
भारत सरकार

पता:
 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

8030 4110 6065
 आधाार-आम आदमी का अधिकार
 Aadhaar-Aam Admi ka Adhikar

शुभम शर्मा शुभम शर्मा

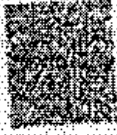


AYANNA CONSTRUCTION LLP
[Handwritten Signature]
Partner / Authorized Signatory



भारत सरकार
GOVERNMENT OF INDIA

सुख राम शर्मा
Sukhram Sharma
पिता : सुख राम शर्मा
Father : SUKRAM SHARMA, DUDA
दि. १० / १० / १९६०
DOB / Year of Birth 1960
SEX / Male



8876 4445 8052

आधार - साधारण मानवों के अधिकार



भारतीय विश्वविद्यालय
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

सूचना
वि. प्र. नं. १९९९/१९९९
संस्था, अजमेर, राजस्थान
305001

आधार
114/1, B.C. ROAD
Ballypur SO Ballypur
Kolkata, West Bengal
700019



संसाधन विभाग

RESOURCE DEPARTMENT

संसाधन विभाग

RESOURCE DEPARTMENT

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ERARAJ BUILDCON LLP

Shilpa S. Shetty
Designated Partner *Shilpa S. Shetty*



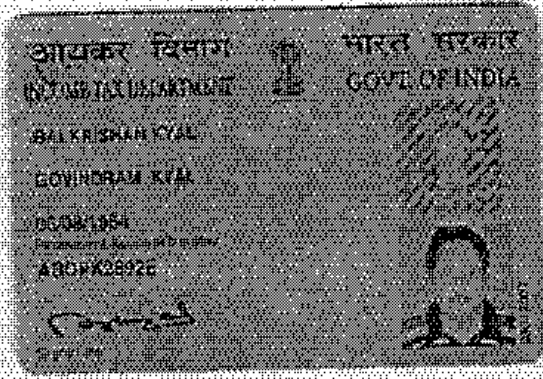
EKOANT INFRACON LLP

Partner / Authorized Signatory

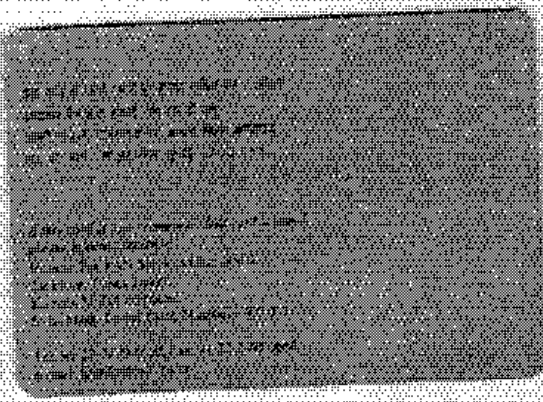



EESHI VILLA LLP.

[Handwritten Signature]
Partner / Authorized Signatory



Dr. Krishna Kyal




भारत सरकार
GOVERNMENT OF INDIA



भारत सरकार
Sakshari Kyal
आधार ID: 2627 7669 6204
DOB: 06/08/1954
SEX: MALE




2627 7669 6204


मेरा आधाार, मेरी पहचान

Bal Krishna Kund

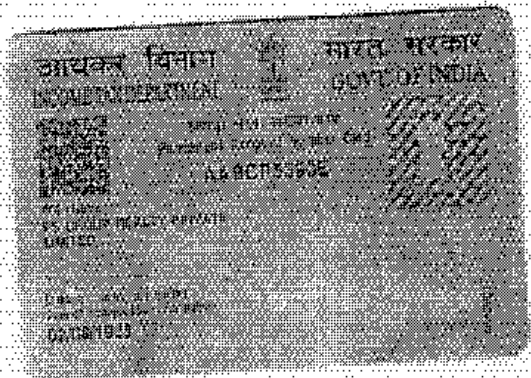

आधाार विधिक पहचान प्राधिकरण
AADHAAR IDENTIFICATION AUTHORITY OF INDIA

Address
पता: S/O Govind Ram Kyal,
30C, South End Park,
जका, कोकाल, कोकाल,
पश्चिम बंगाल - 700029
कोकाल - 700029





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P.S Group Realty Pvt. Ltd.

 Authorized Signatory

आयकर विभाग
INCOME TAX DEPARTMENT
ASUN KUMAR SANCHETI
SUMERMALL SANCHETI
241111869
PAN NUMBER: AAKPS4351L
Asun Sancheti
भारत सरकार
GOVT OF INDIA

भारत सरकार
GOVERNMENT OF INDIA
आयकर विभाग
INCOME TAX DEPARTMENT
आयकर अधिनियम, 1961
Income Tax Act, 1961
8381 5026 1141
ए - राजकीय मान्यता प्रमाणिका

भारतीय रिजर्व बैंक
RESERVE BANK OF INDIA
एन.पी.ए. संख्या: 1904031977/2020
N.P.A. No.: 1904031977/2020
एन.पी.ए. संख्या: 1904031977/2020
N.P.A. No.: 1904031977/2020

Asun Sancheti

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Your PAN Application Status

Application Number	0011901010442
Name	ECLAIR INFRACON LLP
Category	LLP
Address	Your PAN card has been generated on 18-02-2020 at 11:00:00 AM. The PAN card is valid for 10 years from the date of issue. The PAN card is valid for 10 years from the date of issue. The PAN card is valid for 10 years from the date of issue.
Permanent Account Number (PAN)	AJGTRE582C

NOTE: The PAN card is valid for 10 years from the date of issue. The PAN card is valid for 10 years from the date of issue. The PAN card is valid for 10 years from the date of issue.

IF YOU HAVE ANY QUERY, PLEASE CONTACT THE PAN CARD HELPER LINE AT 1800-120-1000.

FOR MORE INFORMATION, VISIT THE WEBSITE: www.pan.gov.in

BACK

ECLAIR INFRACON LLP

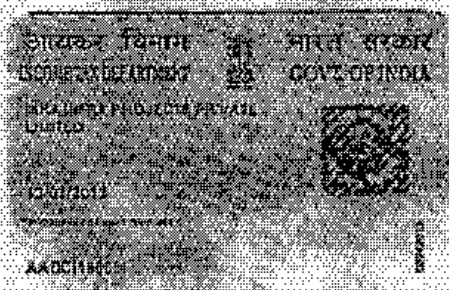
Shilpita Shetty
Designated Partner

70



EIGDANT INFRACON LLP
[Handwritten Signature]
 Permit/Authorized Signatory

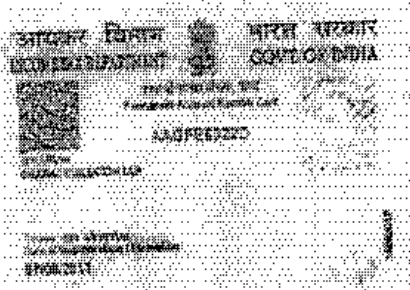
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PKA INFRA PROJECTS PVT LTD
[Signature]
Director (Autodesk Signature)

100

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11




ESAKAJ BUILDERS LLP
Esakaj Builders LLP
 Designated Partner



DR. ...
Dr. ...
Director

भारत सरकार
 GOVT OF INDIA
 प्रशासन विभाग
 RAJ KUMAR MISHRA
 29/11/1983
 AHPM86444

भारत सरकार
 Government of India

 नाम: राजू
 Prashan Mishra
 जनम तिथि: 29/11/1983
 29/11/83

6298 8072 6679

आधार - आम आदमी का अधिकार

Unique Identification Authority of India
 Unique Identification Authority of India
 Address:
 50, Raj Kaveri Marg, 1st Flr,
 15, Skyam Kunj, 12B, Lodi Road
 Road, Connaught Place Market,
 Mandoli Row, Kirti
 Madhwa Park, Vasant Vihar,
 750071

6298 8072 6679



Rajesh Mishra

DATED THIS 29th DAY OF June 2020

BETWEEN

THYONE IT SOLUTIONS PRIVATE LIMITED & ORS.

..... VENDORS

- AND -

**CENTRAL GOVERNMENT EMPLOYEES WELFARE
HOUSING ORGANISATION**

..... PURCHASER

- AND -

**THYONE MANAGEMENT CONSULTANT PRIVATE LIMITED
& ORS.**

..... CONFIRMING PARTY NO.1

- AND -

PS GROUP REALTY PRIVATE LIMITED

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

- AND -

ECLAIR INFRACON LLP & ORS.

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

DEED OF CONVEYANCE

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

Major Information of the Deed

Deed No :	1-1904-03197/2020	Date of Registration	06/07/2020
Query No / Year	1904-2000607444/2020	Office where deed is registered	
Query Date	09/06/2020 5:04:36 PM	1904-2000607444/2020	
Applicant Name, Address & Other Details:	Prithviraj Basu 10 OLD POST OFFICE STREET, Thana , Hara 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. 2,23,87,200/-	Rs. 2,23,87,200/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 13,43,372/- (Article:23)	Rs. 2,23,991/- (Article:A(1), E)		
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-49	RS-3138	Bastu	Bastu	7 Dec	67,67,040/-	67,67,040/-	Property is on Road Adjacent to Metal Road.
L2	RS-49	RS-4178	Bastu	Bastu	2 Dec	19,33,440/-	19,33,440/-	Property is on Road Adjacent to Metal Road.
L3	RS-49	RS-4176	Bastu	Bastu	10 Dec	96,67,200/-	96,67,200/-	Property is on Road Adjacent to Metal Road.
L4	RS-49	RS-4662	Bastu	Bastu	3 Dec	40,19,520/-	40,19,520/-	Property is on Road Adjacent to Metal Road.
		TOTAL :			22Dec	223,87,200 /-	223,87,200 /-	
		Grand Total :			22Dec	223,87,200 /-	223,87,200 /-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	THYONE IT SOLUTIONS PRIVATE LIMITED 119, Bhupen Roy Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034, PAN No. : AAECT6585C, Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by Representative, Executed by: Representative
2	DEIMOS MANAGEMENT CONSULTANTS PRIVATE LIMITED 205/2, Netaji Subhas Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034, PAN No. : AAECD5384R, Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative, Executed by: Representative

3	PHOBOS BOOKS AND PERIODICALS PRIVATE LIMITED 205/2, Netaji Subhas Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034, PAN No.:: AAHGFC117H, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
4	ESTHER PROPERTIES LLP 122/1R, Satyendranath Majumder Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026, PAN No.:: AAGFE4141E, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	THYONE MANAGEMENT CONSULTANTS PRIVATE LIMITED 205/2, Netaji Subhas Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034, PAN No.:: AAECT5336K, Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
6	IKKA INFRA PROJECTS PRIVATE LIMITED 161/1, Mahatma Gandhi Road, Second Floor, Room No., P.O:- Burrabazar, P.S:- Jorasanko, District:-Kolkata, West Bengal, India, PIN - 700007, PAN No.:: AADCI1900M, Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
7	WRIDDI DEVELOPER PRIVATE LIMITED 161/1, Mahatma Gandhi Road, Second Floor, Room No., P.O:- Burrabazar, 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
8	ETAKA REALSTATE LLP 55/1A, Strand Road, P.O:- Burrabazar, 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	ECLAIR INFRACON LLP 55/1A, Strand Road, P.O:- Beadon Street, P.S:- Jorabagan, District:-Kolkata, West Bengal, India, PIN - 700006, PAN No.:: AAGFE6323C, Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
10	AYANNA CONSTRUCTION LLP 12C, Chakraberia Road (North), P.O:- Lala Lajpat Rai Sarani, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020, PAN No.:: ABIFA8552C, Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
11	EKARAJ BUILDCON LLP 122/1R, Satyendranath Majumder 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	EKDANT INFRACON LLP 12C, Chakraberia Road (North), P.O:- Lala Lajpat Rai Sarani, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020, PAN No.:: AAGFE9572P, Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
13	EESHVI VILLA LLP 122/1R, Satyendranath Majumder Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026, PAN No.:: AAGFE4142H, Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
14	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
15	ECLAIR INFRACON LLP 55/1A, Strand Road, P.O:- Beadon Street, P.S:- Jorabagan, District:-Kolkata, West Bengal, India, PIN - 700006, PAN No.:: AAGFE6323C, Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
16	EKDANT INFRACON LLP 12C, Chakraberia Road (North), P.O:- Lala Lajpat Rai Sarani, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020, PAN No.:: AAGFE9572P, Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative

17	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
18	WRIDDHI DEVELOPER PRIVATE LIMITED 161/1, Mahatma Gandhi Road, Room No. 41, P.O:- Burubazar, P.S:- Jorasanko, District-Kolkata, West Bengal, India, PIN - 700008, PAN No.: AABCW3621R, Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
19	IKKA INFRA PROJECTS PRIVATE LIMITED 161/1, Mahatma Gandhi Road, Room No. 41, P.O:- Burubazar, P.S:- Jorasanko, District-Kolkata, West Bengal, India, PIN - 700007, PAN No.: AADCI1900M, Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
20	EKARAJ BUILDCON LLP 122/1R, Satyendra Nath Majumdar Sarani, P.O:- Kailhat, 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
21	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.: AAATC1881B, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Mrs Bratati Mukhopadhyay (Presentant) 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 : THYONE IT SOLUTIONS PRIVATE LIMITED (as director)
2	Ms Amrita Sannigrahi Wife of Ashok Sannigrahi, 18, Dakshin Para Road, P.O:- Paschim Barisha, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: CAGPS3109C, Aadhaar No: 55xxxxxxxx4001 Status : Representative, Representative of : DEIMOS MANAGEMENT CONSULTANTS PRIVATE LIMITED (as director), PHOBOS BOOKS AND PERIODICALS PRIVATE LIMITED (as director)
3	Mr Rahul Kyal Son of Mr. Balkrishan Kyal, 30C, South End Park, P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AGHPK1359F, Aadhaar No: 74xxxxxxxx4912 Status : Representative, Representative of : ESTHER PROPERTIES LLP (as partner)

4	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)
5	Ms Amrita Sannigrahi Daughter 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: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: CAGPS3109C, Aadhaar No: 55xxxxxxxx4001 Status : Representative, Representative of : THYONE MANAGEMENT CONSULTANTS PRIVATE LIMITED
6	Mr Rahul 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.: AGHPK1359F, Aadhaar No: 74xxxxxxxx4912 Status : Representative, Representative of : IKKA INFRA PROJECTS PRIVATE LIMITED , WRIDDHI DEVELOPER PRIVATE LIMITED , WRIDDHI DEVELOPER PRIVATE LIMITED , IKKA INFRA PROJECTS PRIVATE LIMITED
7	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 : ETAKA REALSTATE LLP , ECLAIR INFRACON LLP , EKARAJ BUILDCON LLP , ECLAIR INFRACON LLP , ETAKA REALSTATE LLP , EKARAJ BUILDCON LLP
8	Mr Surendra Kumar Dugar Son of Mr Jhumarmal Dugar 52/A/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 : AYANNA CONSTRUCTION LLP , EKDANT INFRACON LLP , EKDANT INFRACON LLP
9	Mr Balkrishan Kyal Son of Mr. Govind Ram 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.: ABDPK2892E, Aadhaar No: 26xxxxxxxx6204 Status : Representative, Representative of : EESHVI VILLA LLP
10	Mr Arun Kumar Sancheti Son of Mr. Sumernall Sancheti 26B, Camac Street, , P.O:- Little Russel Street, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700016, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AKOPS4951L, Aadhaar No: 83xxxxxxxx1141 Status : Representative, Representative of : PS GROUP REALTY PRIVATE LIMITED
11	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 Mrs Bratati Mukhopadhyay, Ms Amrita Sannigrahi, Mr Rahul Kyal, Mr Roshan Kishore, Ms Amrita Sannigrahi, Mr Rahul Kyal, Mr Siddhartha Mukherjee, Mr Surendra Kumar Dugar, Mr Balkrishan Kyal, Mr Arun Kumar Sancheti, Mrs Bratati Mukhopadhyay.

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	THYONE IT SOLUTIONS PRIVATE LIMITED	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION- 1.75 Dec
2	DEIMOS MANAGEMENT CONSULTANTS PRIVATE LIMITED	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION- 1.75 Dec
3	PHOBOS BOOKS AND PERIODICALS PRIVATE LIMITED	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION- 1.75 Dec
4	ESTHER PROPERTIES LLP	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION- 1.75 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	THYONE IT SOLUTIONS PRIVATE LIMITED	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION- 0.5 Dec
2	DEIMOS MANAGEMENT CONSULTANTS PRIVATE LIMITED	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION- 0.5 Dec
3	PHOBOS BOOKS AND PERIODICALS PRIVATE LIMITED	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION- 0.5 Dec
4	ESTHER PROPERTIES LLP	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION- 0.5 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	THYONE IT SOLUTIONS PRIVATE LIMITED	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION- 2.5 Dec
2	DEIMOS MANAGEMENT CONSULTANTS PRIVATE LIMITED	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION- 2.5 Dec
3	PHOBOS BOOKS AND PERIODICALS PRIVATE LIMITED	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION- 2.5 Dec
4	ESTHER PROPERTIES LLP	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION- 2.5 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	THYONE IT SOLUTIONS PRIVATE LIMITED	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION- 0.75 Dec
2	DEIMOS MANAGEMENT CONSULTANTS PRIVATE LIMITED	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION- 0.75 Dec
3	PHOBOS BOOKS AND PERIODICALS PRIVATE LIMITED	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION- 0.75 Dec
4	ESTHER PROPERTIES LLP	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION- 0.75 Dec

On 27-06-2020

Certificate of Market Value(WB PVM rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,23,87,200/-



Tridip Misra

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

Kolkata, West Bengal

On 29-06-2020

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

Presented for registration at 16:22 hrs on 29-06-2020, at the Private residence by Mrs Bratati Mukhopadhyay

Admission of Execution (Under Section 59, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 29-06-2020 by Mrs Bratati Mukhopadhyay, director, THYONE IT SOLUTIONS PRIVATE LIMITED (Private Limited Company), 119, Bhupen Roy Road, 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 Ms Amrita Sannigrahi, director, DEIMOS MANAGEMENT CONSULTANTS PRIVATE LIMITED (Private Limited Company), 205/2, Netaji Subhas Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034; director, PHOBOS BOOKS AND PERIODICALS PRIVATE LIMITED (Private Limited Company), 205/2, Netaji Subhas Road, 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 Rahul Kyal, partner, ESTHER PROPERTIES 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 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 Ms Amrita Sannigrahi, director, THYONE MANAGEMENT CONSULTANTS PRIVATE LIMITED (Private Limited Company), 205/2, Netaji Subhas Road, 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 Rahul Kyal, director, IKKA INFRA PROJECTS PRIVATE LIMITED (Private Limited Company), 161/1, Mahatma Gandhi Road, Second Floor, Room No., P.O:- Burdebazar, P.S:- Jorasanko, District:-Kolkata, West Bengal, India, PIN - 700007; director, WRIDDHI DEVELOPER PRIVATE LIMITED (Private Limited Company), 161/1, Mahatma Gandhi Road, Second Floor, Room No., P.O:- Burdebazar, P.S:- Jorasanko, District:-Kolkata, West Bengal, India, PIN - 700007; director, WRIDDHI DEVELOPER PRIVATE LIMITED (Private Limited Company), 161/1, Mahatma Gandhi Road, Room No. 41, P.O:- Burdebazar, P.S:- Jorasanko, District:-Kolkata, West Bengal, India, PIN - 700006; director, IKKA INFRA PROJECTS PRIVATE LIMITED (Private Limited Company), 161/1, Mahatma Gandhi Road, Room No. 41, P.O:- Burdebazar, 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 Mr Siddhartha Mukherjee, . Mr Siddhartha Mukhopadhyay partner, ETAKA REALSTATE LLP (LLP), 55/1A, Strand Road, P.O:- Burrobazar, P.S:- Jorabagan, District:-Kolkata, West Bengal, India, PIN - 700006; partner, ECLAIR INFRACON 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, Satyendranath Majumder Sarani, P.O:- Kallighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026; 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:- Kallighat, 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, AYANNA CONSTRUCTION LLP (LLP), 12C, Chakraberia Road (North), P.O:- Lala Lajpat Rai Sarani, P.S:- Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020; partner, EKDANT INFRACON LLP (LLP), 12C, Chakraberia Road (North), P.O:- Lala Lajpat Rai Sarani, P.S:- Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020; partner, EKDANT INFRACON LLP (LLP), 12C, Chakraberia Road (North), P.O:- Lala Lajpat Rai Sarani, P.S:- Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020

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

Execution is admitted on 29-06-2020 by Mr Balkrishan Kyai, . partner, EESHVI VILLA LLP (LLP), 122/1R, Satyendranath Makumder Sarani, P.O:- Kallighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026

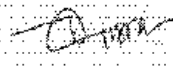
Identified by Mr Prakesh Musaddi, . . . Son of Mr Rajkumar Musaddi, 12B Lord Sinha Road, P.O: Shakespeare Sarani, Thana: Shakespeare Sarani, . Kolkata, WEST BENGAL, India, PIN - 700016, by caste Hindu, by profession Service

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

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



Tridip Misra

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

Kolkata, West Bengal

On 03-07-2020

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,23,991/- (A(1) = Rs 2,23,872/- ,E = Rs 35/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 2,23,907/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/06/2020 : 5:57PM with Govt. Ref. No: 192020210022614938 on 26-06-2020, Amount Rs: 2,23,907/-,
Bank: SBI EPay (SBIePay), Ref. No. 5025703034801 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. 13,43,282/- and Stamp Duty paid by by online = Rs 13,43,272/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/06/2020 : 5:57PM with Govt. Ref. No: 192020210022614938 on 26-06-2020, Amount Rs: 13,43,272/-,
Bank: SBI EPay (SBIePay), Ref. No. 5025703034801 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 2,23,991/- (A(1) = Rs 2,23,872/- ,E = Rs 35/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 13,43,282/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7, Amount: Rs.100/-, Date of Purchase: 02/03/2020, Vendor name: S Meur

Srijani Ghosh

ADDITIONAL REGISTRAR OF ASSURANCE

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

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2020, Page from 192207 to 192332

being No 190403197 for the year 2020.



Digitally signed by SRIJANI GHOSH
Date: 2020.07.13 12:25:29 +05:30
Reason: Digital Signing of Deed.

Srijani

Certified to be a true Copy

(Srijani Ghosh) 2020/07/13 12:25:29 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

CHECKED BY

H.C.
04/09/2020

(This document is digitally signed.)



04/09/2020