

Book-L, volume-1904, P. 190091-190201, Deed-3199, Year-2020

D. Sardar

28/8



प्रतिबन्धक पश्चिम बंगाल WEST BENGAL

45AB 120410

1641 4/9/2020
 1904
 3199 2020

832.00

Under Article 101 & 102
 of the Constitution
 of India
 4.00
 10.00
 10.00
 832.00
 856.00

D. Sardar
 Mr
 Section Officer
 Registrar of Assurances IV
 Kolkata

04/09/2020

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

10993

07 AUG 2020

No. Rs 10/- Date

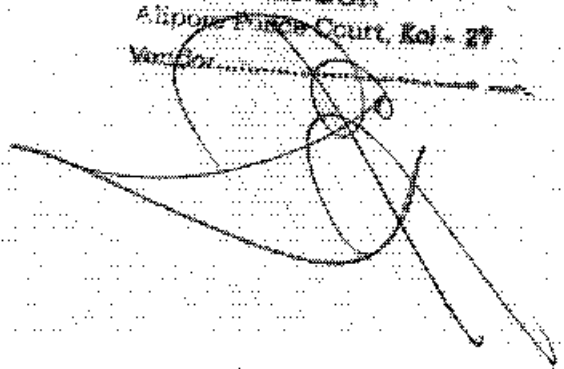
Name- **B. C. LAHIRI**
Advocate

Address- Alipore Judge's Court, Kol-27
Alipore Collectorate, 24 Pgs. (9)

SESHANKAR DAS
STAMP VENDOR

Alipore Judge Court, Kol - 27

Wm. Col.



3334/2020

D-3199/2020



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AC 702481

17061

21

604337/2020

Rs. 203,52,000/-



certified that the document is correct & registered. The Stamp Fee and the registration charges thereon as mentioned are correct.

[Signature]
 Registrar
 West Bengal

6 JUL 2020

THIS DEED OF CONVEYANCE is made and executed on the 21st day of June [TWO THOUSAND AND TWENTY], B-E-T-W-E-E-N

0272/2020
Date: 25/07/2020
Place: High Court Calcutta
No. 100

25/07/2020
সিদ্ধান্ত দেওয়া
দায়িত্ব
সিদ্ধান্ত

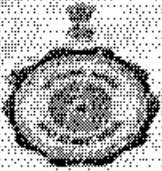
সিদ্ধান্ত দেওয়া
সিদ্ধান্ত



[Signature]
ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA

25 JUN 2020

Identified by me
Prakash Thakur
20, Raj, K. Road
K. B. Road, G. S. Rd
K. B. Rd



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

GRN : 19-202021-002260505-8 Payment Mode : Net Banking-SELF
GRN Date: 26/06/2020 17:44:18 Payment Gateway : SBI ePay-Canara Bank
BRN : 7468627745601 BRN Date: 26/06/2020 17:45:51
SBI ePay txn No. : 103790506562689 SBI ePay txn Date: 26/06/2020 17:44:50

DEPOSITOR'S DETAILS

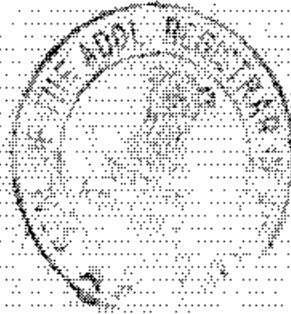
Name : CGEWHO ID No. : 2000904337M/2020
Contact No. : Mobile No. : +91-9999955861
E-mail : Address : 6TH FLOOR A WING JANPATH BHAWAN NEW DELHI
User Type : Buyer/Claimants

Query Year

PAYMENT DETAILS

Sl. No	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	2000904337M/2020	Property Registration Reg. Charge Fee	0050-03-104-031-16	20332
2	2000904337M/2020	Property Registration Stamp duty	1030-02-101-003-02	121180
Total Amount				141512

In Words : Rupees Fourteen Lakh Twenty Four Thousand Seven Hundred Fifteen Only.



ADDITIONAL REGISTRAR
OF ASSURANCES, KODIYERU
23 JUN 2020



Government of West Bengal

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

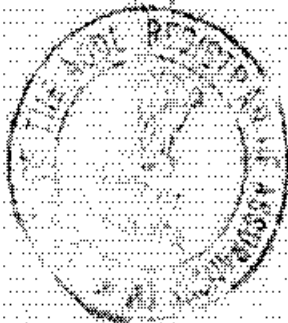
OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / L1 Sheet of Query No/Year 19042000504337/2020

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



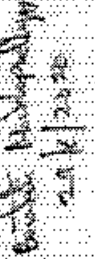
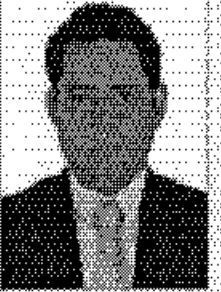
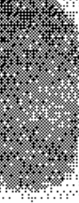
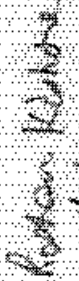
Sl No.	Name of the Executor	Category	Photo	Finger Print	Signature with date
1	Mr SIDHARTH MUKHOPADHYAY SIDHARTH MUKHOPADHYAY 119 Bhuvanagar Road, P.O. BENLAKSHY-Debraj District-South 24 Paraganam West Bengal, India - 700024	Sofer			 15/07/2020
2	Mrs. SINDHYA MUKHOPADHYAY 119 Bhuvanagar Road, P.O. BENLAKSHY-Debraj District-South 24 Paraganam West Bengal, India - 700024	Sofer			 15/07/2020
3	Mrs. SINDHYA MUKHOPADHYAY 119 Bhuvanagar Road, P.O. BENLAKSHY-Debraj District-South 24 Paraganam West Bengal, India - 700024	Sofer			 15/07/2020

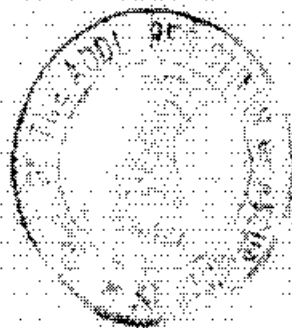
Query No: 19042000504337 / 2020 Deed No: 190403199 / 2020



ADDITIONAL INFORMATION
BY 427
3.3.2004





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

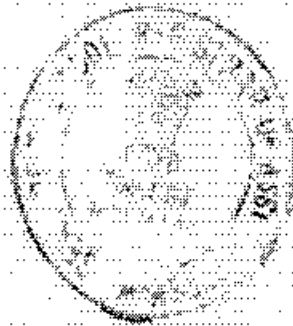
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mrs. [Name obscured]	Representative of Seller SALAR BUILDER PRIVATE (LIMITED)			 24/6/2020
5	Mr. [Name obscured]	Representative of Buyer CENTRA EMPLOYMENT PRIVATE (LIMITED)			 24/6/2020
6					



ADDITIONAL REGISTRAR
OF ASSURANCE


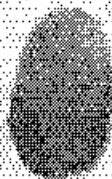


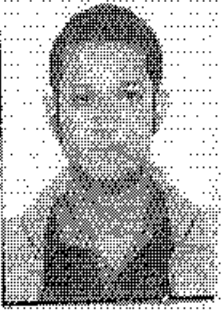

A. S. JAYARAM

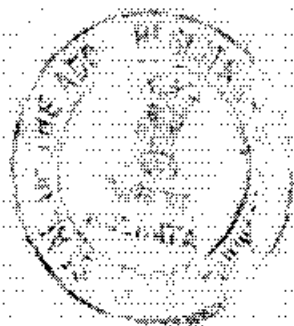
Sl No.	Name of the Examinant	Category	Photo	Finger Print	Signature with date
6	M. Parth Kishore Siddhi Park, Near Sonal Park, PO - SARAI BOSHIKOLI, P.O. MUKHESHWAR, DISTRICT MUMBAI - 400009	Inspector Police of INTEGRATED POLICE UNITED INDIA PROJECT PRIVATE LIMITED			<i>Parth Kishore</i> 29/12/2020
7	M. Anil Mansarovar, 110, Indira Park, Near M2, Sub City 4, V.S. Bhatia, Sahakar Nagar, Mumbai, West Bengal India, PIN-700011	Inspector Police of INTEGRATED POLICE UNITED INDIA PROJECT PRIVATE LIMITED			<i>Anil</i> 29/12/2020



STATE OF KANSAS
NOTARY PUBLIC
[Signature]

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



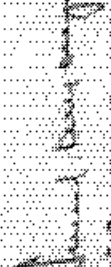




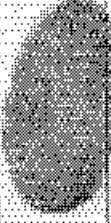

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
5	Mrs Subhasi Kyal 30C, SOUTH CHHINNA POND, SANGHAT BUDGE ROAD, PO-1, CHHINNA SOUTH CHHINNA, KOLKATA-700011 INDIA	Executant Wife of Deceased Executant Wife of Deceased Executant Wife of Deceased Executant Wife of Deceased			<i>Subhasi Kyal</i> 29/06/2020
6	Mr. Anil Kumar Das 24C, Ramkrishna Street, PO-1, TOLLA BUSTLE CHHINNA, KOLKATA-700011 INDIA	Executant Wife of Deceased Executant Wife of Deceased Executant Wife of Deceased			<i>Anil Kumar Das</i> 29/6/20
7	Mr. Subhasi Kyal SOUTH CHHINNA POND, SANGHAT BUDGE ROAD, PO-1, CHHINNA SOUTH CHHINNA, KOLKATA-700011 INDIA	Executant Wife of Deceased Executant Wife of Deceased Executant Wife of Deceased			<i>Subhasi Kyal</i> 29/06/2020



ADDITIONAL REGISTRAR
OF ASSURANCES, BANGALORE

28 JUN 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
11	M. Sunil Kumar Dharmendra Siddhanta Kumar Ramesh Kumar Sudhakar Kumar Sudhakar Kumar Sudhakar Kumar Sudhakar Kumar Sudhakar Kumar Sudhakar Kumar	Friend Family Friend Friend Friend Friend Friend Friend Friend Friend			 29.06.2020
12	Sudhakar Kumar Sudhakar Kumar Sudhakar Kumar Sudhakar Kumar Sudhakar Kumar Sudhakar Kumar Sudhakar Kumar Sudhakar Kumar Sudhakar Kumar Sudhakar Kumar	Friend Friend Friend Friend Friend Friend Friend Friend Friend Friend			 29/6/2020
1	Mr. Sunil Kumar Mrs. Sunil Kumar Mr. Sunil Kumar Mrs. Sunil Kumar Mr. Sunil Kumar Mrs. Sunil Kumar Mr. Sunil Kumar Mrs. Sunil Kumar Mr. Sunil Kumar Mrs. Sunil Kumar	Spouse Spouse Spouse Spouse Spouse Spouse Spouse Spouse Spouse Spouse			 29.6.2020

(Tribal Area)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.N.A.
IV KOLKATA
Kolkata, West Bengal

[1] **SIDDHARTHA MUKHERJEE** alias **SIDDHARTHA MUKHOPADHYAY** [PAN AIFPM413BC], [AADHAAR 903941196665], son of Late Ashutosh Mukhopadhyay, by faith - Hindu, by occupation - Business, residing at 119, Bhupen Roy Road, Post Office - Behala, Police Station - Behala, Kolkata - 700034 AND [2] **BIARUM BUILDERS PRIVATE LIMITED** [PAN AAECT7351A] [CIN U45400WB2013PTC191533], 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 AESPM6697F] [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, Kolkata - 700034, 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 successor and/or successors-in-interest and assigns) of the **FIRST PART**

AND

CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION [CGEWHO] [PAN AAATC1851B] 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] **BRATATI MUKHOPADHYAY** [PAN AESPM6697F] [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, Kolkata - 700034, [2] **INTEGRAL PROPERTIES PRIVATE LIMITED** [PAN AACCI6721M] [CIN U45400WB2011PTC165408],

a company incorporated within the meaning of Companies Act, 1956 and having its registered office at 122/1R, Satyendra Majumdar Sarani, Post Office - Kalighat, Police Station - Tollygunge, Kolkata - 700026, West Bengal, represented by its Director Mr. Rahul Kyal [PAN AGHPK1359F] [AADHAAR 748707934912], son of Balkrishnan 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] PS VINAYAK COMPLEX LLP [LLPIN NO. AAD-6375] [PAN AAREPO290N] a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008 and having its registered office at 122/1R, Satyendranath Majumdar Sarani, Post Office - Kalighat, Police Station - Tollygunge, Kolkata - 700026 executing these presents as constituted attorney and represented by its Designated Partner Mr. Umesh Kyal [PAN AGCPK9667R] [AADHAAR 322167806519], son of Late govind Ram Kyal, by faith - Hindu, by Occupation - Business, residing at 30C, South End Park, Post Office - Sarat Bose Road, Police Station - Rabindra Sarobar (formerly Lake), Kolkata - 700029, [4] KUDZU GRINA PRIVATE LIMITED [PAN AAECT7340K] [CIN U45400WB2013PTC191673], a company incorporated within the meaning of 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 884513307107], 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, [5] EVARAJ COMPLEX LLP [PAN AAGFE4140F] [LLPIN AAI-9857], a Limited Liability Partnership incorporated under Limited Liability Partnership Act, 2008 and having its registered office at 122/1R, Satyendranath Majumdar Sarani, Post Office - Kalighat, Police Station - Tollygunge, Kolkata - 700026 and represented by its Partner Mrs. Sakshi Kyal [PAN APKPK3417Q] [AADHAAR 300778885993], wife of Rahul 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 AND [6] WRIDDHI REAL ESTATE LLP [PAN AACFWS795Q] [LLPIN AAI-9643], a Limited Liability Partnership incorporated under Limited Liability Partnership Act, 2008 and having its registered office at 122/1R, Satyendranath Majumdar Sarani, Post Office - Kalighat, Police Station - Tollygunge, Kolkata - 700026 and represented by its Partner Mrs. Sakshi Kyal [PAN APKPK3417Q] [AADHAAR 300778885993], wife of Rahul 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 referred to as the **CONFIRMING PARTY NO.1**

(which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include IN THE CASE of the Company their respective successor and/or successors in interest and assigns AND IN THE CASE OF the Individuals their respective legal heirs, legal representatives, executors, administrators and assigns) of the **THIRD PART**

AND

PS GROUP REALTY PRIVATE LIMITED [AABCP5390E] [CIN U65922WB1982PTCO44915], (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 Maldan, Kolkata – 700105, West Bengal, represented by its Director **Mr. Arun Kumar Sancheti [PAN AKOPS4951L] [AADHAAR 838156261141]**, son of Sumernall Sancheti, by Faith – Hindu, by Occupation – Business, by Nationality – Indian, presently residing at 268, Carnac Street, Post Office – Little Russell Street, Police Station – Shakespeare Sarani, Kolkata – 700016, hereinafter called and referred to as **PS GROUP/ CONFIRMING PARTY NO.2** (which term or expression shall unless be excluded by or repugnant to the subject or context shall be deemed to mean and included its successors-in-interest/office, successors and/or assigns) of the **FOURTH PART**

AND

[1] ECLAIR INFRACON LLP [PAN AAGFE6323C] [LLPIN AAK-2137], a Limited Liability Partnership incorporated under Limited Liability Partnership Act, 2008 and having its registered office at 55/1A, Strand Road, Post Office – Beadon Street, Police Station - Jorabagan, Kolkata – 700006, West Bengal, represented by its Partner **Mr. Siddhartha Mukhopadhyay Alias Siddhartha Mukherjee [PAN AIFPM4138C] [AADHAAR 903941196655]**, son of Late Ashutosh Mukhopadhyay, by Faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 119, Shupen 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, Chakraberia Road (North), Post Office – Lala Lajpat Rai Sarani, Police Station -

Ballygunge, Kolkata – 700020, West Bengal, represented by its Partner Mr. Surendra Kumar Dugar [PAN ACUPD1317K] [AADHAAR 887644458052], son of Late Jhumarmal Dugar, by Faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 52/4/1, Ballygunge Circular Road, Police Station – Ballygunge, Post Office – Ballygunge, Kolkata – 700019, [3] **ETAKA REALSTATE LLP** [PAN AAGFE6450Q] [LLPIN AAK-2381], a Limited Liability Partnership incorporated under Limited Liability Partnership Act, 2008 and having its registered office at 55/1A, Strand Road, Post office – Beadon Street, Police Station – Jorabagan, Kolkata – 700006, West Bengal, represented by its Partner Mr. Siddhartha Mukhopadhyay Alias Siddhartha Mukherjee [AIFPM4138C] [AADHAAR 903941196665], son of Late Ashutosh Mukhopadhyay, by Faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 119, Bhupen Roy Road, Police Station – Behala, Post Office – Behala, Kolkata – 700034, [4] **WRIDDHI DEVELOPER PRIVATE LIMITED** [PAN AABCW3621R] [U45400WB2013PTC191422], a company incorporated within the meaning of Companies Act, 1956 and having its registered office at 161/1, Mahatma Gandhi Road, Room No. 41, Post Office – Burubazar, 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 – Burubazar, 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-2376], 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 AACCF6125B] [CIN U45400WB2015PTC207089], a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 12(168) Sanamali Ghoshal Lane, BL-B, Flat-A4, 1st Floor, Post Office and Police Station Behala, Kolkata 700 034 and represented by its Director Mrs. Bratati Mukhopadhyay [PAN AFSPM6897F] [AADHAAR 664513307107], wife of Late Ashutosh Mukhopadhyay, by faith – Hindh, by Occupation – Business, residing at 119, Bhupen Roy Road, Post office – Behala, Police Station – Behala, District – 24 Parganas (South), PIN Code – 700034 hereinafter called and referred to as **GRANTORS/CONFIRMING PARTY NO.3** (which term or expression shall unless be excluded by or repugnant to the subject or context shall be deemed to mean and included their respective successors-in-interest/office, successors and/or assigns) of the **FIFTH PART**

WHEREAS:

1. At all material point of time Surendra Nath Naskar and Khagendra Nath Naskar were absolutely seized and possessed of and each of them individually were well and sufficiently entitled to all that the undivided proportionate one-half share or interest into or upon all that the piece and parcel of Sali Land admeasuring 69.00 Decimals more or less having rayati sthulban dakhali rights therein and comprised in R.S. Dag No. 31 corresponding to R.S. Khatian No. 57 lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulerdani Gram Panchayat and in the District of 24 Parganas (South) and recorded their names in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRO Bishnupur Block as also recorded their names in the records of the Kulerdani Gram Panchayat upon payment of proportionate rates and taxes as applicable (hereinafter referred to as the said Larger Property).

2. Thus the said Surendra Nath Naskar became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to out of the said Larger Property all that the piece and parcel of Sali Land admeasuring 34.50 Decimals out of 69.00 Decimals more or less

having rayati sthitiban dakhali rights therein and comprised in R.S. Dag No. 31 corresponding to R.S. Khatian No. 57 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 Surendra's Land).

3. By a Deed of Conveyance dated 24th day of May 1978 made between the said Surendra Nath Naskar, therein referred to as the Vendor of the One Part and one Haran Chandra Purkait, therein referred to as the Purchaser of the Other Part and registered at the Office of Sub Registrar - Bishnupur 24 Parganas (South) and recorded in Book No. I, Volume No. 55, Pages - 40 to 41, Being No. 3812 for the year 1978, the said Surendra Nath Naskar sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Haran Chandra Purkait out of the said Surendra's Land being all that the pieces and parcels of Sali Land admeasuring 17.00 Decimals more or less having rayati sthitiban dakhali rights therein and comprised in R.S. Dag No. 31 corresponding to R.S. Khatian No. 57 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, lispendence, attachments, mortgages, acquisitions, requisitions, debtor or trust whatsoever, at or for a consideration therein mentioned.
4. Thus pursuant to the Deed of Sale dated 24th day of May 1978 as recited above the said Haran Chandra Purkait 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 17.00 Decimals more or less having rayati sthitiban dakhali rights therein and comprised in R.S./L.R. Dag No. 31 corresponding to L.R. Khatian No. 2043 (previous R.S.

Khatian No. 57) 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.

5. By another Deed of Conveyance dated 14th day of February 2005 made between the said Haran Chandra Purkait, therein referred to as the Vendor of the One Part and one Ashutosh Mukhopadhyay, therein referred to as the Purchaser of the Other Part and registered at the Office of Additional District Sub Registrar - Bishnupur 24 Parganas (South) and recorded in Book No. I, Being No. 2543 for the year 2005, the said Haran Chandra Purkait sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Ashutosh Mukhopadhyay all that the pieces and parcels of Sali land admeasuring 17.00 Decimals more or less having rayat shriban dakhil rights therein and comprised in R.S./L.R. Dag No. 31 corresponding to L.R. Khatian No. 2043 (previous R.S. Khatian No. 57) 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, debitor or trust whatsoever, all or for a consideration therein mentioned.
6. Thus pursuant to the Deed of Sale dated 14th day of February 2005 as recited above the said Ashutosh Mukhopadhyay acquired right title and interest and as such became seized and possessed of and/or otherwise well and sufficiently entitled to all that the pieces and parcels of Sali Land admeasuring 17.00 Decimals more or less having rayat shriban dakhil rights therein and comprised in R.S./L.R. Dag No. 31 corresponding to L.R. Khatian No. 2003 (previous L.R. Khatian No. 2043) 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 (hereinafter referred to as the said Lot-A Land).

7. Whereas the said Khagendra Nath Naskar became absolutely seized and possessed of and/or otherwise well and sufficiently entitled in out of the said Larger Property all that the piece and parcel of Sell Land admeasuring 34.50 Decimals out of 69.00 Decimals more or less having ryoti sthitiben dakhali rights therein and comprised in R.S. Dag No. 31 corresponding to R.S. Khatian No. 57 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 Khagendra's Land).
8. While being seized and possessed of the said Khagendra's Land, the said Khagendra Nath Naskar died intestate and at the time of his death he was survived by his widow namely Garobini Naskar, six sons namely Balai Naskar, Subal Naskar, Shyamal Naskar, Kamal Naskar, Swapan Naskar and Robin Naskar and Lakshimbala Naskar and Tapan Naskar, being the widow and grandson of his predeceased son namely Late Kanai Naskar and two daughters namely Bamani Naskar and Bina Rani Naskar and one grandson namely Ashoke Kumar Naskar, being the only son of his predeceased daughter namely Late Kamani Naskar, as his only heirs and/or heiresses and/or legal representatives to his estate. Thus the legal heirs and/or heiresses of Khagendra Nath Naskar acquired right title and interest into or upon the said Khagendra's Land in the following ratio:-

Sl. No.	Name of the legal heirs/heiresses	Relationship with Khagendra Nath Naskar	Share and/or entitlement out of Khagendra Nath Naskar's estate
1.	Garobiri Naskar	Widow	1/11th (One-Eleventh)
2.	Bala Naskar	Son	1/11th (One-Eleventh)
3.	Subal Naskar	Son	1/11th (One-Eleventh)
4.	Shyamal Naskar	Son	1/11th (One-Eleventh)
5.	Kamal Naskar	Son	1/11th (One-Eleventh)
6.	Swapan Naskar	Son	1/11th (One-Eleventh)
7.	Robin Naskar	Son	1/11th (One-Eleventh)
8.	Lakshimbala Naskar and Tapan Naskar	Daughter-in-law and Grandson	1/11th (One-Eleventh)
9.	Bamrani Naskar	Daughter	1/11th (One-Eleventh)
10.	Bina Rani Naskar	Daughter	1/11th (One-Eleventh)
11.	Ashoke Kumar Naskar	Grandson	1/11th (One-Eleventh)

9. Thus with the operation of the laws of intestate succession the said Bala Naskar, Subal Naskar, Kamal Naskar, Swapan Naskar, Bamrani Naskar and Binarani Naskar jointly became seized and possessed of and/or otherwise well and sufficiently entitled to all that the piece and parcel of Sali Land admeasuring 18.54 Decimals out of 34.50 Decimals more or less having rayati shilban dakhali rights therein and comprised in R.S./L.R. Dag No. 31 measuring 3.09 Decimals more or less corresponding to L.R. Khatian No. 1152 (previous R.S. Khatian No. 57) AND R.S./L.R. Dag No. 31 measuring 3.09 Decimals more or less corresponding to L.R. Khatian No. 1173 (previous R.S. Khatian No. 57) AND R.S./L.R. Dag No. 31 measuring 3.09 Decimals more or less corresponding to L.R. Khatian No. 423 (previous R.S. Khatian No. 57) AND R.S./L.R. Dag No. 31 measuring 3.09 Decimals more or less corresponding to L.R. Khatian No. 1914 (previous R.S. Khatian No. 57) AND R.S./L.R. Dag No. 31 measuring 3.09 Decimals more or less corresponding to L.R. Khatian No. 1764 (previous R.S. Khatian No. 57) AND R.S./L.R. Dag No. 31 measuring 3.09 Decimals more or less corresponding to L.R. Khatian No. 1242 (previous R.S. Khatian No. 57) 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.

10. By a Deed of Conveyance dated 26th day of November 1997 made between the said Subal Naskar, Kamal Naskar and Bannirani Naskar, therein referred to as the Vendors of the One Part and the said Ashutosh Mukhopadhyay, therein referred to as the Purchaser of the Other Part and registered at the Office of Additional District Sub Registrar - Bishnupur 24 Parganas (South) and recorded in Book No. I, Volume No. 41, Pages 93 to 102, Being No. 3699 for the year 1997, the said Subal Naskar, Kamal Naskar and Bannirani Naskar sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Ashutosh Mukhopadhyay all that the pieces and parcels of Sali Land admeasuring 9.27 Decimals more or less having rayat shilban dakhall rights therein and comprised in R.S./L.R. Dag No. 31 measuring 3.09 Decimals more or less corresponding to L.R. Khatian No. 1173 (previous R.S. Khatian No. 57) AND R.S./L.R. Dag No. 31 measuring 3.09 Decimals more or less corresponding to L.R. Khatian No. 423 (previous R.S. Khatian No. 57) AND R.S./L.R. Dag No. 31 measuring 3.09 Decimals more or less corresponding to L.R. Khatian No. 1914 (previous R.S. Khatian No. 57) lying and situated at Mouja Daulapur, 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, dependance, attachments, mortgages, acquisitions, requisitions, decoutor or trust whatsoever, at or for a consideration therein mentioned.
11. By another Deed of Conveyance dated 24th day of June 1999 made between the said Swapan Naskar, therein referred to as the Vendor of the One Part and the said Ashutosh Mukhopadhyay, therein referred to as the Purchaser of the Other Part and registered at the

Office of Additional District Sub Registrar - Bishnupur 24 Parganas (South) and recorded in Book No. 1, Volume No. 24, Pages 163 to 172, Being No. 2169 for the year 1999, the said Swapan Naskar sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Ashutosh Mukhopadhyay all that the pieces and parcels of Sali Land admeasuring 3.09 Decimals more or less having rayati sthiliban dakhali rights therein and comprised in R.S./L.R. Dag No. 31 corresponding to L.R. Khatian No. 1764 (previous R.S. Khatian No. 57) 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 Kulerani Gram Panchayat and in the District of 24 Parganas (South), (which is morefully and particularly described and mentioned in the Schedule thereunder written), absolutely and forever free from all encumbrances, charges, liens, ispendense, attachments, mortgages, acquisitions, requisitions, debultor or trust whatsoever, at or for a consideration therein mentioned.

12. By another Deed of Conveyance dated 20th day of September 2006 made between the said Balaj Chandra Naskar, therein referred to as the Vendor of the One Part and the said Ashutosh Mukhopadhyay, therein referred to as the Purchaser of the Other Part and registered at the Office of Additional District Sub Registrar - Bishnupur 24 Parganas (South) and recorded in Book No. 1, Volume No. 12, Pages 3760 to 3776, Being No. 4144 for the year 2012, the said Balaj Chandra Naskar sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Ashutosh Mukhopadhyay all that the pieces and parcels of Sali Land admeasuring 3.09 Decimals more or less having rayali sthiliban dakhali rights therein and comprised in R.S./L.R. Dag No. 31 corresponding to L.R. Khatian No. 1152 (previous R.S. Khatian No. 57) 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 Kulerani Gram Panchayat and in the District of 24 Parganas (South), (which is morefully and particularly described and mentioned in the Schedule thereunder written), absolutely and forever free from all encumbrances, charges, liens, ispendense, attachments, mortgages, acquisitions, requisitions, debultor or trust whatsoever, at or for a consideration therein mentioned.

13. By another Deed of Conveyance dated 1st day of March 2013 made between the said Bina Rani Mondal, therein referred to as the Vendor of the One Part and the said Ashutosh Mukhopadhyay, therein referred to as the Purchaser of the Other Part and registered at the Office of District Sub Registrar - IV Alipore 24 Parganas (South) and recorded in Book No. 1, CD Volume No. B, Pages 1403 to 1418, Being No. 1655 for the year 2013, the said Bina Rani Mondal sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Ashutosh Mukhopadhyay all that the pieces and parcels of Sali Land admeasuring 3.09 Decimals more or less having rayati sthiban dakhali rights therein and comprised in R.S./L.R. Dag No. 31 corresponding to L.R. Khatian No. 1242 (previous R.S. Khatian No. 57) 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, debuttur or trust whatsoever, at or for a consideration therein mentioned.
14. Thus pursuant to the four Deeds of Sale dated 20th day of September 2006, 26th day of November 1997, 24th day of June 1999 and 1st day of March 2013 as recited above the said Ashutosh Mukhopadhyay acquired right title and interest and as such became seized and possessed of and/or otherwise well and sufficiently entitled to all that the pieces and parcels of Sali Land admeasuring 18.54 Decimals more or less having rayati sthiban dakhali rights therein and comprised in R.S./L.R. Dag No. 31 corresponding to L.R. Khatian No. 2903 (previous L.R. Khatian Nos. 1152, 1173, 423, 1914, 1764 and 1242) 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 Lot-B Land).

15. Thus pursuant to the five Deeds of Sale dated 14th day of February 2005, 20th day of September 2006, 26th day of November 1997, 24th day of June 1999 and 1st day of March 2013 as recited above the said Ashutosh Mukhopadhyay acquired right title and interest and as such became seized and possessed of and/or otherwise well and sufficiently entitled to the said Lot-A Land and the Lot-B Land being all that the pieces and parcels of Sali Land admeasuring 35.54 Decimals more or less having rayati sthiliban dakhali rights therein and comprised in R.S./L.R. Dag No. 31 corresponding to L.R. Khatian No. 2903 (previous L.R. Khatian Nos. 2043, 1152, 1173, 423, 1914, 1764 and 1242) 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).
16. By another Deed of Conveyance dated 10th day of July, 2015 made between Ashutosh Mukhopadhyay, therein referred to as the Vendor of the One Part and Bierum Builders Private Limited, therein referred to as the Purchaser of the Other Part and registered at the Office of District Sub Registrar - IV Alipore 24 Parganas (South) and recorded in Book No. I, Volume No. 1604-2015, Pages - 32438 to 32466, Being No. 5317 for the year 2015, the said Ashutosh Mukhopadhyay sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Bierum Builders Private Limited out of the said Ashutosh's Land being all that the pieces and parcels of Sali Land admeasuring 10.00 Decimals out of 35.54 Decimals more or less having rayati sthiliban dakhali rights therein and comprised in R.S./L.R. Dag No. 31 corresponding to L.R. Khatian No. 2903 (previous L.R. Khatian Nos. 2043, 1152, 1173, 423, 1914, 1764 and 1242) 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, debuttur or trust whatsoever, at or for a consideration therein mentioned.

17. Thus pursuant to the Deed of Sale dated 10th day of July, 2015 as recited above the said Biarum Builders Private Limited 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 sthiliban dakhali rights therein and comprised in R.S./L.R. Dag No. 31 corresponding to L.R. Khatian No. 4229 (previous L.R. Khatian No. 2903) 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 **Schedule-A Property**) (which is morefully and particularly described and mentioned in the **First Schedule** hereunder written).
18. With the operation of the laws of intestate succession the said Garobini Naskar became seized and possessed of and/or otherwise well and sufficiently entitled to all that the undivided proportionate one-eleventh share or interest into or upon the said Khagendra's Land being all that the piece and parcel of Sali Land admeasuring 3.09 Decimals more or less having rayati sthiliban dakhali rights therein and comprised in R.S./L.R. Dag No. 31 corresponding to L.R. Khatian No. 547 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 became entitled to record their names in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRO Bishnupur Block as also

became entitled to mutate their names in the records of the Kulerdari Gram Panchayat upon payment of proportionate rates and taxes as applicable (hereinafter referred to as the said Garobini's Land).

19. While being seized and possessed of the said Garobini's Land, the said Garobini Naskar died intestate on or about 14th day of July 2002 and at the time of her death she was survived by her four sons namely Balaji Naskar, Kamal Naskar, Swapan Naskar and Robin Naskar and two married daughters namely Samani Mondal and Bina Rani Mondal, the widow and grandson of her predeceased son Late Kanai Naskar, namely Lakshimbala Naskar and Tapan Naskar, the widow, grandsons and granddaughter of her predeceased son Late Subal Naskar, namely Gouri Naskar, Samir Naskar, Ranjit Naskar and Mousumi Naskar nee Mondal, the widow, grandsons and granddaughter of her predeceased son Late Shyamal Naskar, namely Amala Naskar, Ramesh Naskar, Suman Naskar and Tapasi Naskar nee Mondal and the grandson of her predeceased daughter Kamani Naskar, namely Ashok Kumar Naskar as her only heirs and/or heiresses and/or legal representatives to her estate. Thus the legal heirs and/or heiresses of Garobini Naskar acquired right title and interest into or upon the said Garobini's Land in the following ratio:-

Sl. No.	Name of the legal heirs/heiresses	Relationship with Garobini Naskar	Share and/or entitlement out of Garobini Naskar's estate
1.	Balaji Naskar	Son	1/10th (One-Tenth)
2.	Kamal Naskar	Son	1/10th (One-Tenth)
3.	Swapan Naskar	Son	1/10th (One-Tenth)
4.	Robin Naskar	Son	1/10th (One-Tenth)
5.	Lakshimbala Naskar and Tapan Naskar	Daughter-in-law and Grandson	1/10th (One-Tenth)
6.	Gouri Naskar, Samir Naskar, Ranjit Naskar and Mousumi Naskar nee Mondal	Daughter-in-law, Grandsons and Granddaughter	1/10th (One-Tenth)
7.	Amala Naskar, Ramesh Naskar,	Daughter-in-law, Grandsons and	1/10th (One-Tenth)

	Suman Naskar and Tapasi Naskar nee Mondal	Granddaughter	
8.	Bamani Naskar	Daughter	1/10th (One-Tenth)
9.	Bina Rani Naskar	Daughter	1/10th (One-Tenth)
10.	Ashoke Kumar Naskar	Grandson	1/10th (One-Tenth)

20. Thus with the operation of the laws of Intestate succession the said Balai Naskar, Kamal Naskar, Swapan Naskar, Robin Naskar, Lakshimbala Naskar, Tapan Naskar, Gouri Naskar, Samir Naskar, Ranjit Naskar, Mousumi Naskar nee Mondal, Amala Naskar, Ramesh Naskar, Suman Naskar and Tapasi Naskar nee Mondal, Bamani Naskar, Bina Rani Naskar and Ashoke Kumar Naskar jointly became seized and possessed of and/or otherwise well and sufficiently entitled to amongst others all that the piece and parcel of Sali Land admeasuring **3.09 Decimals** more or less having rayati shilbani dakhil rights therein and comprised in **R.S./L.R. Dag No. 31** corresponding to **L.R. Khata No. 547** lying and situated at **Mouja Daulapur, 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 became entitled to record their names in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the **BL & LRO Bishnupur Block** as also became entitled to mutate their names in the records of the **Kulerdai Gram Panchayat** upon payment of proportionate rates and taxes as applicable.

21. By a Deed of Conveyance dated **1st day of March 2013** made between the said **Kamal Naskar, Swapan Naskar, Robin Naskar, Bamani Naskar and Bina Rani Mondal**, therein referred to as the **Vendors of the One Part** and one **Siddhartha Mukherjee**, therein referred to as the **Purchaser of the Other Part** and registered at the **Office of District Sub-Registrar – IV Alipore 24 Parganas (South)** and recorded in **Book No. 1, CD Volume No. 8, Pages 1434 to 1454, Being No. 1656** for the year **2013**, the said **Kamal Naskar and Four Others** sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said **Siddhartha Mukherjee** all that the pieces and parcels of Sali Land admeasuring **1.55 Decimals** more or less having rayati shilbani dakhil rights therein and comprised in **R.S./L.R. Dag No. 31** corresponding

to L.R. Khatian No. 547 (previous R.S. Khatian No. 57) 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, debuttur or trust whatsoever, at or for a consideration therein mentioned.

22. By another Deed of Conveyance dated 5th day of March 2013 made between the said Lakshimbala Naskar, Tapan Naskar, Gouri Naskar, Samir Naskar, Ranjit Naskar, Amala Naskar, Ramesh Naskar, Suman Naskar and Tapasi Mondal, therein referred to as the Vendors of the One Part and the said Siddhartha Mukherjee, therein referred to as the Purchaser of the Other Part and registered at the Office of District Sub Registrar – IV Alipore 24 Parganas (South) and recorded in Book No. 1, CD Volume No. 8, Pages 2831 to 2855, Being No. 1759 for the year 2013, the said Lakshimbala Naskar and Others sold, transferred, conveyed, granted, assigned and assoked unto and in favour of the said Siddhartha Mukherjee all that the pieces and parcels of Sall Land admeasuring 0.927 Decimals more or less having royall sthüben dekhali rights therein and comprised in R.S./L.R. Dag No. 31 corresponding to L.R. Khatian No. 547 (previous R.S. Khatian No. 57) 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, debuttur or trust whatsoever, at or for a consideration therein mentioned.
23. By another Deed of Conveyance dated 7th day of May 2013 made between the said Balal Naskar and Nousumi Naskar nee Mistry, therein referred to as the Vendors of the One Part and the said Siddhartha Mukherjee, 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. J, CD Volume No. 21, Pages 690 to 711, Being No. 3667 for the year 2013, the said Balu Naskar and Another sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Siddhartha Mukherjee all that the pieces and parcels of Sali Land admeasuring **0.309 Decimals** more or less having rayati sthikan dakhali rights therein and comprised in **R.S./L.R. Dag No. 31** corresponding to **L.R. Khatian No. 547** (previous **R.S. Khatian No. 57**) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub-Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulerdar Gram Panchayat and in the District of 24 Parganas (South), (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, debutor or trust whatsoever, at or for a consideration therein mentioned.

24. Thus pursuant to the three Deeds of Sale all dated 1st day of March 2013, 5th day of March 2013 and 7th day of May, 2013 as recited above the said Siddhartha Mukherjee 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 **2.786 Decimals** more or less having rayati sthikan dakhali rights therein and comprised in **R.S./L.R. Dag No. 31** corresponding to **L.R. Khatian No. 2949** (previous **L.R. Khatian No. 547**) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub-Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulerdar Gram Panchayat and in the District of 24 Parganas (South) and 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 & LRD Bishnupur Block as also mutated his name in the records of the Kulerdar Gram Panchayat upon payment of proportionate rates and taxes as applicable (hereinafter referred to as the said **Lot-C Land**).

25. Pursuant to the transfer made in favour of Barun Builders Private Limited under the Deed of Sale dated 10th day of July 2015 as recited above the said Ashutosh Mukhopadhyay continued to remain seized and possessed of and/or otherwise well and sufficiently entitled to all that

the pieces and parcels of Salt Land admeasuring 25.54 Decimals more or less having rayati shikshan dakhail rights therein and comprised in R.S./L.R. Dag No. 31 corresponding to L.R. Khatian No. 2903 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).

26. While being seized and possessed of the said Ashutosh's Land, the said Ashutosh Mukhopadhyay died intestate on or about 10th day of May 2017 and at the time of his death he was survived by his widow namely Uratati Mukhopadhyay and his only son namely Siddhartha Mukherjee and his only daughter namely Shreya Mukhopadhyay, as his only heirs and/or heiresses and/or legal representatives to his estate.
27. By a Deed of Gift dated 17th day of August 2017 made between the said Shreya Mukhopadhyay, therein referred to as the Donor of the One Part and Siddhartha Mukhopadhyay, therein referred to as the Donee 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. 1613-2017, Pages 96593 to 96713, Being No. 4686 for the year 2017, the said Shreya Mukhopadhyay in consideration of natural love and affection she had and bore towards her brother transferred, conveyed, granted, assigned and assured unto and in favour of the said Siddhartha Mukhopadhyay amongst various other immovable properties of Ashutosh Mukhopadhyay all that the undivided proportionate one-third share or interest in the remaining part or portion of the said Ashutosh's Land, absolutely and forever free from all encumbrances, charges, liens, ispendense, attachments, mortgages, acquisitions, requisitions, debuttur or trust whatsoever.
28. Thus with the operation of the laws of intestate succession the said Siddhartha Mukhopadhyay became seized and possessed of the remaining part or portion of the said Ashutosh's Land and as such became well and sufficiently entitled to all that the undivided proportionate two-

third share or interest out of the said Ashutosh's Land being all that the pieces and parcels of Sali Land admeasuring 17.03 Decimals more or less having rayati shilban dakhali rights therein and comprised in R.S./L.R. Dag No. 31 corresponding to L.R. Khatian No. 4880 (previous L.R. Khatian No. 2903) 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 **Lot-D Land**).

29. Thus pursuant to the three Deeds of Sale all dated 1st day of March 2013, 5th day of March 2013 and 7th day of May, 2013 and a deed of Gift dated 17th day of August 2017 and with the operation of the laws of intestate succession the said Siddhartha Mukherjee alias Siddhartha Mukhopadhyay became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said Lot-C Land and the Lot-D Land being all that the pieces and parcels of Sali Land admeasuring 19.816 Decimals more or less having rayati shilban dakhali rights therein and comprised in R.S./L.R. Dag No. 31 measuring 2.786 Decimals more or less corresponding to L.R. Khatian No. 2949 (previous L.R. Khatian No. 547) AND R.S./L.R. Dag No. 31 measuring 17.03 Decimals more or less corresponding to L.R. Khatian No. 4880 (previous L.R. Khatian No. 2903) 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 **Siddhartha's Land**).

30. Thus the said Siddhartha Mukherjee alias Siddhartha Mukhopadhyay is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to out of the said Siddhartha's Land **all that the pieces and parcels of Sali Land admeasuring 10.00 Decimals more or less having rayati sthildhan dakhai rights therein and comprised in R.S./L.R. Dag No. 31 measuring 2.786 Decimals more or less corresponding to L.R. Khatian No. 2949 (previous L.R. Khatian No. 547) AND R.S./L.R. Dag No. 31 measuring 7.214 Decimals more or less corresponding to L.R. Khatian No. 4850 (previous L.R. Khatian No. 2903) 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 **Schedule – B Property**) (which is morefully and particularly described and mentioned in the **Second Schedule** hereunder written).**
31. After mutation of their names the said Siddhartha Mukhopadhyay alias Siddhartha Mukherjee and Blarum Builders Private Limited made three separate applications at the Office of the Block Land & Land Reforms Officer, Bishnupur – I at Bhasa, 24 Parganas (South) for conversion of the land use from agricultural land and/or Sali to Bastu and accordingly by three separate orders being Memo No. S-2/253/BLRO-Bishnupur-I/13 dated 8th May 2015, Memo No. S-2/901/BLRO-Bishnupur-I/13 dated 6th October 2015 and Memo No. S-2/839/BLRO-Bishnupur-I/13 dated 22nd September 2015 the said conversion applications were granted and disposed off and accordingly the land use was changed from agricultural land and/or Sali to Bastu. Pursuant to obtaining necessary conversion of the nature of land use from Sali to Bastu the said Siddhartha Mukhopadhyay alias Siddhartha Mukherjee and Blarum Builders Private Limited have become entitled to utilize the said Land for bastu purpose and/or for construction of any realstate projects.
32. Thus the Vendors herein have become absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said Schedule-A Property and the Schedule-B Property being **all that the pieces and parcels of homestead Land (Bastu) admeasuring 20.00**

Decimals more or less having rayat shikhan dakhil rights therein and comprised in R.S./L.R. Dag No. 31 measuring 10.00 Decimals more or less corresponding to L.R. Khatian No. 4229 (previous L.R. Khatian No. 2903) AND R.S./L.R. Dag No. 31 measuring 2.786 Decimals more or less corresponding to L.R. Khatian No. 2949 (previous L.R. Khatian No. 547) AND R.S./L.R. Dag No. 31 measuring 7.214 Decimals more or less corresponding to L.R. Khatian No. 4880 (previous L.R. Khatian No. 2903) 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 Kulindari 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 Kulindari Gram Panchayat upon payment of proportionate rates and taxes (hereinafter referred to as the said Land) (which is morefully and particularly described and mentioned in the Third Schedule hereunder written).

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 khatian nos. lying and situate at Moujas of Daulatpur and Sarmaisterchak, 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 Alipore, 24 Parganas (South) and recorded in Book No. I, Being No. 4903 for the year 2015, Book No. I Being No. 7787 for the year 2015, Book No. I Being No. 6419 for the year 2017, Book No. I Being No. 5048 for the year 2017 and Book No. I Being No. 7480 for the year 2018 respectively, whereby the Owners in consideration of the Developer being the said PS Vinayak Complex LLP assuring to built and construct a housing project comprising of several building blocks containing self contained flats/units, car parking spaces and various modern facilities and amenities granted the right of development and construction of a housing project on the said Larger Property which included the said Entire Land unto and in favour of the said PS Vinayak Complex LLP and on such other terms and condition therein mentioned.
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 khatan 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. I, Volume No. 1604-2020, Pages - 32599 to 32618, Being No. 963 for the year 2020, whereby and where under the said Deepak Kumar Jayaswal and another with the consent and agreement of the said PS Vinayak Complex LLP cancelled and/or determined and/or terminated the Development Agreement dated 23rd day of June 2015, Being No. 4903 of 2015 together with the Supplementary Agreement dated 19th day of December 2018, Being No. 7480 of 2018, on such terms and conditions as recorded therein.
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. I, Volume No. 1604-2020, Pages - 33954 to 33997, Being No. 1006 for the year 2020, whereby and where under the said Eeshvi Real Estate LLP and Twenty Seven other independent legal entities with the consent and agreement of the said PS Vinayak Complex LLP cancelled and/or determined and/or terminated the Development Agreement dated 22nd day of September 2017, Being No. 6419 of 2017, on such terms and conditions as recorded therein.
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. I, Volume No. 1504-2020, Pages - 33696 to 33743, Being No. 1007 for the year 2020, whereby and where

under the said Brata 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 Alipora, 24 Parganas (South) and recorded in Book No. I, Being No. 963 for the year 2020, Book No. I, Being No. 1005 for the year 2020 and Book No. I, Being No. 1007 for the year 2020 are hereinafter collectively referred to as the said **Cancellation Agreements**.
42. The said Sangita Chakraborti has executed a **General Power of Attorney** dated 29th day of August, 2018 in favour of the said **PS Vinayak Complex LLP** having its registered office at 122/1R, Satyendranath Majumdar Sarani, Post Office - Kalighat, Police Station - Tollygunge, Kolkata – 700026 and registered at the District Sub Registration Office - IV Alipore 24 Parganas (South) and recorded in Book No. IV, Volume No. 1504-2018, Pages – 9176 to 9197 Being No. 468 for the year 2018, whereby the said PS Vinayak Complex LLP was duly empowered as the true and lawful attorney of the said Sangita Chakraborti and to do all acts, deed and thing together with the right to confirm any sale or transfer of any demarcated part or portion of all that the said Land and execute all such necessary deeds of conveyance and to appear before the Registrar of Assurances or before the Additional District Sub Registrar or the District Registrar for causing such registration of deeds of conveyance and such other deeds and documents as may become necessary to be executed in favour of the intending purchaser.
43. The third of the Confirming Party No.1 herein is executing these presents as the Constituted Attorney of Sangita Chakraborti, wife of Amarendra Chakraborti, by faith – Hindu, by occupation – Housewife, residing at 20, Dhupen Roy Road, Lab Kush Apartment, Third Floor, Block - B, Post Office - Behala, Police Station - Behala, Kolkata - 700034, in so far as

confirming the demarcations and/or the boundaries of the land being transferred under these presents.

44. In consideration of the above understanding the Vendors herein and PS Vinayak Complex LLP and PS Group Realty Private Limited herein and the said LOI issued by the CGEWHO in favour of the PS Group Realty Private Limited herein, the Vendors herein have agreed to sell, transfer and convey in favour of the Purchaser herein and the Purchaser has agreed to purchase all that the pieces and parcels of homestead Land (Bastu) admeasuring 20.00 Decimals more or less having rayati sithiban dakhali rights therein and comprised in R.S./L.R. Dag No. 31 measuring 10.00 Decimals more or less corresponding to L.R. Khatian No. 4229 (previous L.R. Khatian No. 2903) AND R.S./L.R. Dag No. 31 measuring 2.786 Decimals more or less corresponding to L.R. Khatian No. 2949 (previous L.R. Khatian No. 547) AND R.S./L.R. Dag No. 31 measuring 7.214 Decimals more or less corresponding to L.R. Khatian No. 4880 (previous L.R. Khatian No. 2903) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulerdani Gram Panchayat and in the District of 24 Parganas (South), at or for a total consideration of Rs. 2,03,52,000/- [Rupees Two Crore Three Lakh and Fifty Two Thousand Only] and on such terms and conditions hereinafter mentioned (hereinafter for the sake of brevity referred to as the said Land) (which is morefully and particularly described and mentioned in the **Third Schedule** hereunder written).
45. The Confirming Party No.1 herein being the co-owners of such undivided part or portion of R.S./L.R. Dag No. 31 are jointly seized and possessed of the remaining portion of land comprised in the said R.S./L.R. Dag No. 31, 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 Kulerdani 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.

46. 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. 1 Being No. 7810 for the year 2014, Book No. 1 Being No. 11065 for the year 2014, Book No. 1 Being No. 11066 for the year 2014 and Book No. 1 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 - Hanspukur, J.L. No. 20 and within the territorial jurisdiction of Thakurpukur Police Station (previously Behala Police Station) and within the jurisdiction of the Additional District Sub Registration Office Behala 24 Parganas (South) and within the local limits of Ward No. 144 of the Kolkata Municipal Corporation and in the District of 24 Parganas (South) AND ALL THAT the pieces and parcels of Sali Land admeasuring 30.00 Decimals more or less comprised in L.R. Dag No. 112 (R.S. Dag No. 113) measuring 12.00 Decimals more or less corresponding to L.R. Khatian No. 518, 520, 612, 613, 618 and 649 AND L.R. Dag No. 113 (R.S. Dag No. 114) measuring 9.00 Decimals more or less corresponding to L.R. Khatian No. 518, 520, 612, 613, 618 and 649 AND L.R. Dag No. 114 (R.S. Dag No. 115) measuring 9.00 Decimals more or less corresponding to L.R. Khatian No. 572 lying and situated at Mouja - Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office Bishnupur 24 Parganas (South) and within the local limits of the Kulerdani Gram Panchayat and in the District of 24 Parganas (South) and recorded their names in the Records of Right of the Government of West Bengal upon payment of proportionate revenue at the Office of the BL & LRO Bishnupur Block and BL & LRO Thakurpukur - 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).

47. 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 Aizpore 24 Parganas (South) and recorded in Book No. 1, Volume No. 1602-2019, Pages – 46883 to 46917 Deed No. 1323 for the year 2019, the said Confirming Party No.3 continued to remain seized and possessed of and/or otherwise well and sufficiently entitled to all that the pieces and parcels of land admeasuring 36.73 Decimals more or less comprised in L.R. Dag No. 700, 701, 702 and 703 corresponding to L.R. Khatian Nos. 3358, 3359, 9124, 9125, 9126 and 9127 lying and situated at Mouja Hanspukuria, J.L. No. 20 and within the territorial jurisdiction of Behala Police Station and within the jurisdiction of the ADSR Behala 24 Parganas (South) and in the District of 24 Parganas (South) AND all that the pieces and parcels of land admeasuring 26.06 Decimals more or less comprised in L.R. Dag No. 112 and 113 corresponding to L.R. Khatian Nos. 518, 520, 612, 613, 618 and 649 AND L.R. Dag No. 114 (R.S. Dag No. 115) measuring 5.00 Decimals more or less corresponding to L.R. Khatian No. 572 lying and situated at Mouja Sarmastarchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the ADSR Bishnupur 24 Parganas (South) and in the District of 24 Parganas (South) (hereinafter referred to as the said Common Passage) (which is morefully and particularly described and mentioned in the Fourth Schedule hereunder written).
48. 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.

49. 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.
50. 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 Ralyat' in terms of the West Bengal Estate Acquisition Act, 1953 and none of them owned land in excess of ceiling prescribed in the West Bengal Land Reforms Act, 1955.
- v. The 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. 2,03,52,000/- (Rupees Two Crore Three Lakh and Fifty Two Thousand Only)** of the lawful money of the Union of India well and truly paid by the Purchaser at the instance of the PS Group/Confirming Party No.2 herein and in terms of the LOI, to the Vendors herein (the receipt whereof the Vendors do and each of them doth hereby and also by the receipt hereunder written admit and acknowledge to have been received and of and from the payment of the same and every part thereof doth hereby acquit, release, exonerate and discharge the Purchaser and the said LAND hereby intended to be sold, transferred and conveyed) the Vendors with the consent and concurrence of the **Confirming Party No.1, PS Group/Confirming Party No.2 and Grantors/Confirming Party No.3** do and each of them doth hereby **Indefeasibly grant, sell, transfer, convey, assign and assure** unto and to the Purchaser the said LAND being **ALL THAT** the pieces and parcels of Sall Land measuring **20.00 Decimals** more or less having rayati shittiben dakhial rights therein and comprised in **R.S./L.R. Dag No. 31** measuring **10.00 Decimals** more or less corresponding to **L.R. Khatian No. 4229 (previous L.R. Khatian No. 2903) AND R.S./L.R. Dag No. 31** measuring **2.786 Decimals** more or less corresponding to **L.R. Khatian No. 2949 (previous L.R. Khatian No. 547) AND R.S./L.R. Dag No. 31** measuring **7.214 Decimals** more or less corresponding to **L.R. Khatian No. 4680 (previous L.R. Khatian No. 2903)** 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 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 **THIRD SCHEDULE** hereunder written

read together with the **First Schedule and Second 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 built 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 patta muriments and evidences of title which are anyways exclusively relates to or concerns the said **LAND** or any part or portion thereof which now are or hereinafter shall or may be in the custody power possession or control of the **Vendors** or any person or persons from whom the **Vendors** can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said **LAND** hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the **Purchaser** absolutely and forever free from all encumbrances including but **NOT** limited to charges, liens, lispendense, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, exchange, trusts, adverse possession, debutter or any type of encumbrance whatsoever or howsoever;

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

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

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

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

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

- f. **THAT the Vendors** are executing this Sale Deed in favour of the **Purchaser** at the instance of the **PS Group/Confirming Party No.2** as part performance of the **LOI No.T-220/1** dated 2nd September, 2019 issued by the **Central Government Employees Welfare Housing Organization (CGEWHO)**, the **Purchaser** herein for the construction and development of **Turnkey Composite Housing Project** on the said **LAND**.
- g. **THAT the Vendors** also hereby irrevocably declares and confirms that, save and except the said **Development Agreement** mentioned hereinbefore it has not entered into any kind of agreement, moreover all the agreements and the said **Development Agreement** in respect of the said **LAND** hereby transferred of whatsoever in nature held by it is cancelled and in consideration of the payment received by it from the **Purchaser** it has foregone and cancelled all its right, title and interest from the said **LAND** and delivered quiet, vacant and peaceful possession of the said **LAND** to the **Purchaser** herein and that the cost, charges and expenses in connection with the **Sale Deed** including stamp duty, registration charges and expenses, lawyer's fee etc. have been borne by the **Purchaser**.
- h. That the said **Land** as morefully mentioned in the **Third 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 Kulerdar Gram Panchayat and/or with the Office of the Block Land & Land Reforms Officer, Bishnupur-I Block and/or also with such other statutory body or bodies.
- m. **AND** the Vendors do and each of them doth hereby further covenant and assure the Purchaser that it has not encumbered the said 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.

d. 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 Third Schedule hereunder written shall be delivered up in favour of the Purchaser herein simultaneously with the execution and registration of these presents.

e. 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 Third 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.

f. 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.

g. AND THAT the Vendors herein declares and confirms that the said LAND more fully and particularly mentioned and described in the Third Schedule hereunder written has got no claim whatsoever with any government body and/or statutory body and/or any agency under the Government.

- t. AND THAT** it is deemed that the 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 eventuality the Vendors herein authorize and/or empower the Purchaser to represent the Vendors as his/har/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 SCHEDULE – A PROPERTY)

ALL THAT the pieces and parcels of Sali Land admeasuring **10.00 Decimals** more or less having rayat shriban dakhil rights therein and comprised in **R.S./L.R. Dag No. 31** corresponding to **L.R. Khatian No. 4229** (previous L.R. Khatian No. 2903) lying and situated at Mouja Daulatpur,

J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulerdar Gram Panchayat and in the District of 24 Parganas (South), 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.	31	31	4229	Sali	0.1449	69.00	10.00
TOTAL							10.00

THE SECOND SCHEDULE ABOVE REFERRED TO

(SAID SCHEDULE - B PROPERTY)

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. 31 measuring 2.786 Decimals more or less corresponding to L.R. Khatian No. 2949 (previous L.R. Khatian No. 547) AND R.S./L.R. Dag No. 31 measuring 7.214 Decimals more or less corresponding to L.R. Khatian No. 4880 (previous L.R. Khatian No. 2903) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulerdar Gram Panchayat and in the District of 24 Parganas (South), 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.	31	31	2949	Sali	0.0433	69.00	2.786
2.	31	31	4880	Sali	0.1046	69.00	7.214
TOTAL							10.00

THE THIRD SCHEDULE ABOVE REFERRED TO
(SAID LAND)

ALL THAT the pieces and parcels of homestead Land (Bastu) admeasuring 20.00 Decimals more or less having rayati sithibari dakhali rights therein and comprised in R.S./L.R. Dag No. 31 measuring 10.00 Decimals more or less corresponding to L.R. Khatian No. 4229 (previous L.R. Khatian No. 2903) AND R.S./L.R. Dag No. 31 measuring 2.786 Decimals more or less corresponding to L.R. Khatian No. 2949 (previous L.R. Khatian No. 547) AND R.S./L.R. Dag No. 31 measuring 7.214 Decimals more or less corresponding to L.R. Khatian No. 4880 (previous L.R. Khatian No. 2903) 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 Kulendar 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.	31	31	4229	Bastu	0.1449	69.00	10.00	
2.	31	31	2949	Bastu	0.0433	69.00	2.786	
3.	31	31	4880	Bastu	0.1016	69.00	7.214	
TOTAL								20.00

OR HOWSOEVER OTHERWISE the said L.R. Dag No. 31 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. 31

ON THE NORTH : By L.R. Dag No. 31;
 ON THE EAST : By L.R. Dag No. 32;
 ON THE SOUTH : By L.R. Dag No. 31;
 ON THE WEST : By L.R. Dag No. 30;

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

ALL THAT the pieces and parcels of land admeasuring 36.73 Decimals more or less comprised in L.R. Dag No. 701 (corresponding to R.S. Dag No. 501) measuring 7.20 Decimals more or less corresponding to L.R. Khatian Nos. 3358, 3359, 9124, 9125, 9126 and 9127 AND L.R. Dag No. 702 (corresponding to R.S. Dag No. 501/773) measuring 6.00 Decimals more or less corresponding to L.R. Khatian Nos. 3358, 3359, 9124, 9125, 9126 and 9127 AND L.R. Dag No. 703 (corresponding to R.S. Dag No. 501/774) measuring 18.86 Decimals more or less corresponding to L.R. Khatian Nos. 3358, 3359, 9124, 9125, 9126 and 9127 AND L.R. Dag No. 700 (R.S. Dag No. 502) measuring 4.67 Decimals more or less corresponding to L.R. Khatian Nos. 3358, 3359, 9124, 9125, 9126 and 9127 lying and situated at Mouja - Hanspukuria, T.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	62.00	7.20	
2.	501/773	702	3358, 3359, 9124, 9125, 9126 & 9127	Bastu	0.1134	87.00	6.00	
3.	501/774	703	3358, 3359, 9124, 9125, 9126 & 9127	Bastu	0.5837	32.00	18.86	
4.	502	700	3358, 3359, 9124, 9125, 9126 & 9127	Bastu	0.5714	7.00	4.67	
TOTAL								36.73

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

Sl. No.	R.S. Dag No.	L.R. Dag No.	L.R. Khatian No.	Nature of Land	Share in Dag	Total Area In Dag (Decimal)	Area conveyed (Decimal)	
1.	113	112	518, 520, 612, 613, 618 & 649	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 hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED, SEALED & DELIVERED by the above named SIDDHARTHA MUKHERJEE in presence of:

Siddhartha Mukherjee
Mukherjee

1. *Prasanna Kapur*
Sp. Rajalakshmi
122/1R, S.N.M. Sarani
Kolkata - 700026

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

SIGNED, SEALED & DELIVERED by the above named Bharum Builders 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:

BEARUM BUILDERS PVT. LTD.
Bratati Mukhopadhyay
Director

1. *Prasanna Kapur*

2. *Jayantakay*

श्री श्री शिखर/ROSHAN KISHORE
अधीनस्थ/अधीनस्थ (अधीनस्थ)
अधीनस्थ/अधीनस्थ (अधीनस्थ)
अधीनस्थ/अधीनस्थ (अधीनस्थ)
अधीनस्थ/अधीनस्थ (अधीनस्थ)
अधीनस्थ/अधीनस्थ (अधीनस्थ)

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

Roshan Kishore

श्री श्री शिखर/अधीनस्थ (अधीनस्थ)
अधीनस्थ/अधीनस्थ (अधीनस्थ)
अधीनस्थ/अधीनस्थ (अधीनस्थ)
अधीनस्थ/अधीनस्थ (अधीनस्थ)
अधीनस्थ/अधीनस्थ (अधीनस्थ)
अधीनस्थ/अधीनस्थ (अधीनस्थ)

1. *Ajayit Kapat*

2. *Jayantakay*

SIGNED, SEALED & DELIVERED by the
above named **BRATATI MUKHOPADHYAY** in
presence of:

Bratati Mukhopadhyay

1. *Ajayit Kapat*

2. *Jayantakay*

SIGNED, SEALED & DELIVERED by the above named **Integral Properties 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:

Integral Properties Pvt. Ltd

Rahul Kyal
Director

1. *Pragati Kapat*

2. *Jayanta Ray*

SIGNED, SEALED & DELIVERED by the above named **PS Vinayak Complex LLP** by affixation of its office Seal by its Director **Mr. Umesh Kyal** in presence of:

PS VINAYAK COMPLEX LLP

Umesh Kyal
Designated Partner

1. *Pragati Kapat*

*As Constituted
attorney of
Sangita Chakraborti*

2. *Jayanta Ray*

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

1. *Amit Kumar*

2. *Jayanta Ray*

KUDZU GRIHA PVT. LTD.
Bratati Mukhopadhyay
Director.

SIGNED, SEALED & DELIVERED by the above named Evaraj Complex LLP by affixation of its office Seal by its Director Mrs. Sakshi Kyal pursuant to a board resolution dated 31.01.2020 in presence of:

1. *Amit Kumar*

2. *Jayanta Ray*

EVARAJ COMPLEX LLP.
Sakshi Kyal
Director/Authorized Signatory.

SIGNED, SEALED & DELIVERED by the above named Wridhhi Real Estate LLP by affixation of its office Seal by its Partner Mrs. Sakshi Kyal pursuant to a board resolution dated 31.01.2020 in presence of:

WRIDHHI REAL ESTATE LLP
Sakshi Kyal
Partner / Authorized Signatory

1. *Prayit Kapat*

2. *Jayantakay*

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

PS Group Realty Pvt. Ltd.
Anil Kumar Sancheti
Director/Authorized Signatory

1. *Prayit Kapat*

2. *Jayantakay*

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. *Amit Kapat*

2. *Jayantakay*

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. *Amit Kapat*

2. *Jayantakay*

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. *Amitabh Kapat*

2. *Jayanta Roy*

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

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

1. *Amitabh Kapat*

2. *Jayanta Roy*

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. *Jayantakay*

IKKA INFRA PROJECTS PVT. LTD.

Rahul Kyal
Director / Authorized 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:

1. *Amit Kapat*

2. *Jayantakay*

EKARAJ BUILDCON LLP

Siddhartha Mukherjee
Designated Partner

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

FOUNTAINGRASS BUILDERS PVT. LTD.
Bratati Mukhopadhyay
DIRECTOR

1. *Amrita Kapur*

2. *Jayanta Ray*

Drafted & prepared in my office :

Prithviraj Basu
PRITHVIRAJ BASU,
ADVOCATE,

High Court, Calcutta
WB/2869/1999

RECEIVED of and from the within-named PURCHASER the within-mentioned sum of Rs. 2,03,52,000/- [Rupees Two Crore Three Lakh and Fifty Two Thousand Only] Being the TOTAL CONSIDERATION money payable under these presents as per memo below:

Rs. 2,03,52,000.00

[Rupees Two Crore Three Lakh and Fifty Two Thousand Only]

MEMO OF CONSIDERATION

Sl. No.	Name of the Vendors	Bank & Branch	Cheque/D.D./ RTGS/NEFT No. Date	Amount (Rs.)
1.	Siddhartha Mukherjee	Canara Bank South Extension Branch New Delhi	D. D. No. 031314 Dated - 25.06.2020	11,76,000.00
2.	Siddhartha Mukherjee	Canara Bank South Extension Branch New Delhi	D. D. No. 031347 Dated - 25.06.2020	90,00,000.00
3.	Blarum Builders Private Limited	Canara Bank South Extension Branch New Delhi	D. D. No. 031313 Dated - 25.06.2020	11,76,000.00

Blarum Builders Private Limited	Canara Bank South Extension Branch New Delhi	D. D. No. 031346 Dated - 25.06.2020	90,00,000.00
Total :			2,03,52,000.00

BLARUM BUILDERS PVT. LTD.
B. K. Mahapatra
Director

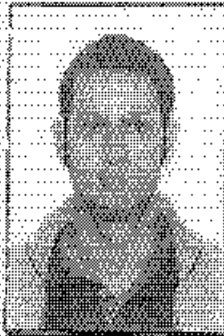
B. K. Mahapatra
B. K. Mahapatra

Signature of the Vendors

WITNESSES:

1. *Amit Kapat*
2. *Jayant Ray*

SPECIMEN FORM FOR TEN FINGERPRINTS



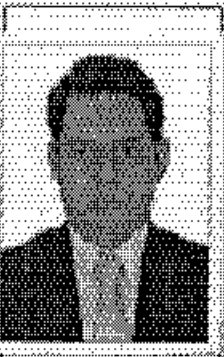
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature *Subhash Chandra Singh*



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

Signature *Subash Chandra Singh*



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

Signature *Subash Chandra Singh*

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 Rehmat Khan



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

Signature Armin Khan



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

Signature Sapkhali Khan

SPECIMEN FORM FOR TEN FINGERPRINTS



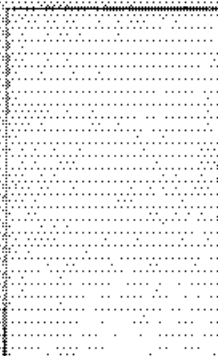
		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND						
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						

Signature *Armando S. Santos*



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

Signature *Armando S. Santos*



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

Signature _____

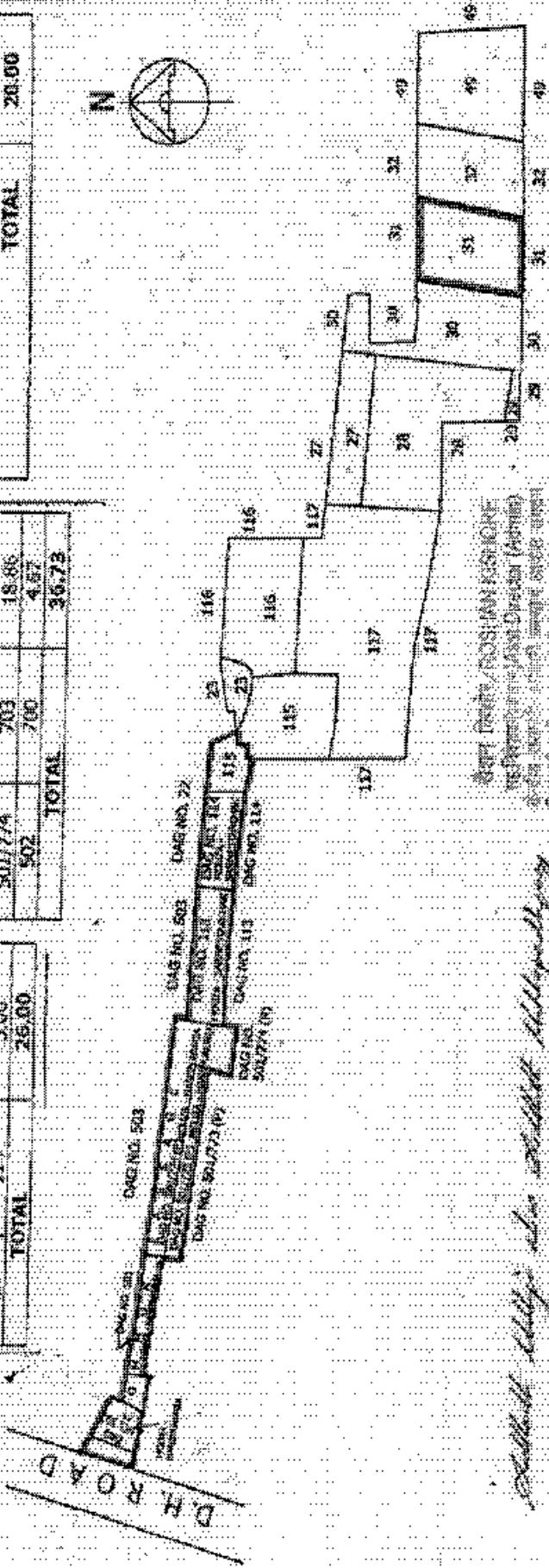
Handwritten mark or signature

SITE PLAN OF LAND AT MOUZA - DAULATPUR, J.L. NO. 79, R.S. DAG NO. 31 CORRESPONDING TO L.R. DAG NO. 31, P.S. - BISHNUPUR, P.O. - PAILAN HAT, WITHIN KULERDARI GRAM PANCHAYAT, DIST. - SOUTH 24- PARGANAS.

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

COMMON PASSAGE			
MOUZA - HANSPURIA, J.L. NO. 20			
R.S. DAG NO.	L.R. DAG NO.	AREA (IN DECS)	
501	701	7.20	
501/773	702	6.00	
501/774	703	18.86	
502	700	4.57	
TOTAL			36.73

AREA OF LAND TRANSFERRED			
SL. NO.	R.S. DAG NO.	L.R. DAG NO.	AREA (IN DECS)
1	31	31	20.00
TOTAL			20.00



DEPT. (DEPT. ROSSHAN KUSHON)
 THE REGISTRAR, LAND DEPARTMENT (MUMBAI)
 OFFICE NO. 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

Handwritten signature of the Vendor

PARSONS BRINCKERHOFF PVT. LTD.
Handwritten signature of the Vendor

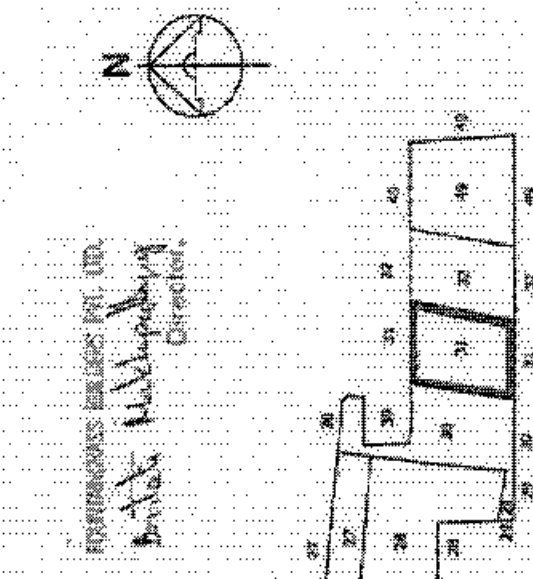
Handwritten signature of the Purchaser

SIG. OF VENDOR

SIG. OF PURCHASER

Continued to Next Page

SITE PLAN OF LAND AT MOUZA - DALAIPTUR, J.L. NO. 79, R.S. DAG NO. 31 CORRESPONDING TO L.R. DAG NO. 31, P.S. - BISHNUPUR, P.O. - PAILAN HAT, WITHIN KULERDARI GRAM PANCHAYAT, DIST. - SOUTH 24- PARGANAS.



INDIANOVERSEAS BUILDERS (PVT.) LTD.
Binita Mukhopadhyay
 Director

PS VINAYAK COMPLEX LLP
Uma Uyel
 Designated Partner
 As Constituted
 a Attorney of
 Sangita Chakrabarti

WIDIMINI USENDE LLP
Sushila Kye
 Partner / Authorized Signatory

WISDOM DEVELOPER (P) LTD.
Uma Uyel
 Director / Authorized Signatory

EEBAJ BUILDING LLP
Uma Uyel
 Designated Partner

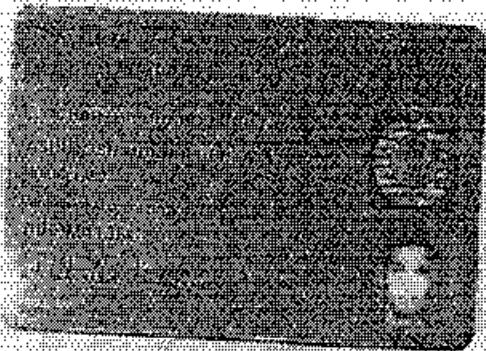
SIG. OF CONFIRMING PARTY NO. 1

SIG. OF CONFIRMING PARTY NO. 2

SIG. OF CONFIRMING PARTY NO. 3

Uma Uyel
Sushila Kye

16



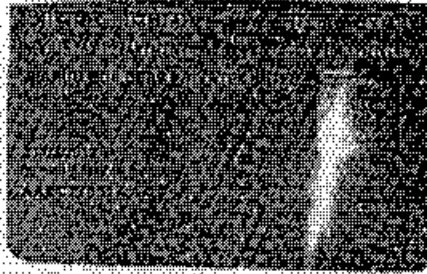
Handwritten signature or text, possibly reading 'Handwritten signature'.


भारत सरकार
सर्वोच्च न्यायालय
सचिवालय
 नया दिल्ली - 110002

आधार - आम आदमी का अधिकार
आधार - आम आदमी का अधिकार
 नया दिल्ली - 110002

8036 4118 0465 8036 4118 0465
 आधार - आम आदमी का अधिकार आधार - आम आदमी का अधिकार
Aadhaar - Aam Admi ka Adhikar

सचिवालय, सर्वोच्च न्यायालय, नया दिल्ली



MAHENDRA BUILDERS PVT. LTD.

Anant Mahapatra
Director

2



1. **nama** :
 2. **tempat lahir** :
 3. **tanggal lahir** :
 4. **jenis kelamin** :
 5. **agama** :
 6. **pendidikan** :
 7. **pekerjaan** :
 8. **alamat** :
 9. **no. telepon** :
 10. **no. email** :
 11. **no. rekening bank** :
 12. **nama bank** :



13. **nama instansi** :
 14. **jabatan** :
 15. **alamat instansi** :
 16. **no. telepon instansi** :
 17. **no. email instansi** :
 18. **nama instansi** :
 19. **jabatan** :
 20. **alamat instansi** :
 21. **no. telepon instansi** :
 22. **no. email instansi** :

NO. 1000.2102

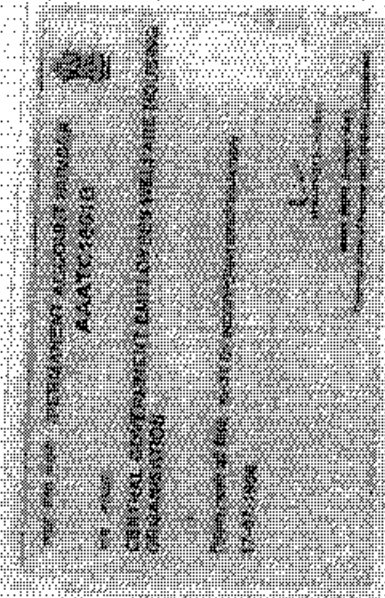
NO. 1000.2102

ASDIKORVIM 1000.2102

Asdhari-Ahm Admi ka Adhkar

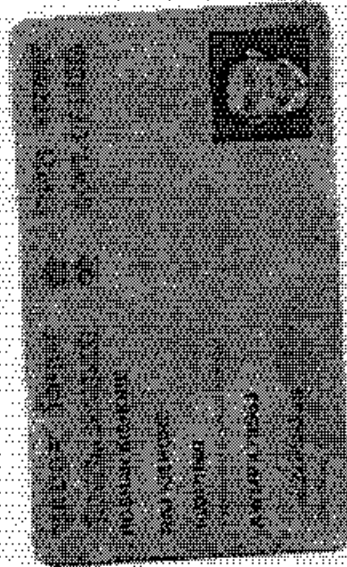
Asdhari-Ahm Admi ka Adhkar

Asdhari-Ahm Admi ka Adhkar

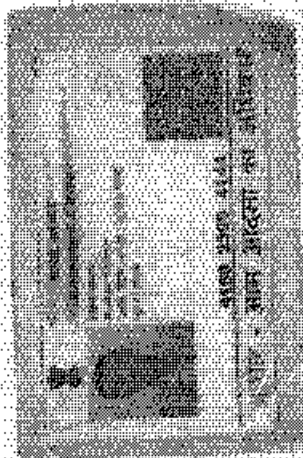


Roshan Kishore

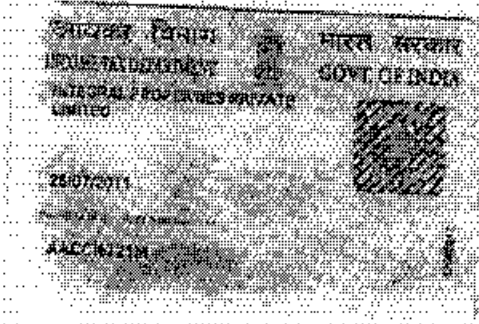
श्री. रोजन किशोर
अधीनस्थ निदेशक (अभियंता)
राज्य विद्युत निदेशक, दिल्ली
राज्य विद्युत निदेशक, दिल्ली
राज्य विद्युत निदेशक, दिल्ली
राज्य विद्युत निदेशक, दिल्ली



Roxan Khatun

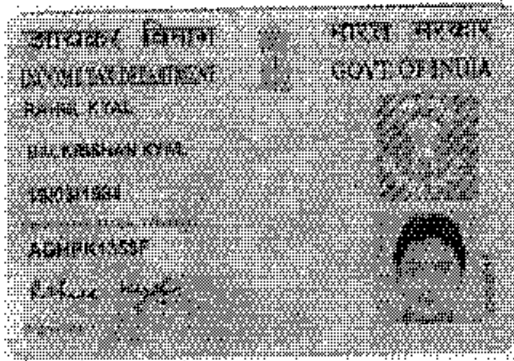


Roshan Kishore

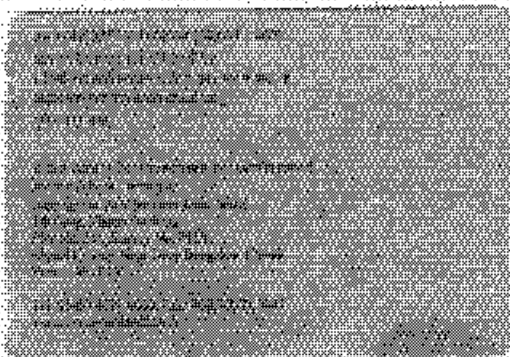


Integral Properties Pvt. Ltd.

John Doe
Director (Authorized Signatory)



10



Rajeev Kumar



भारत सरकार
GOVERNMENT OF INDIA

नाम: [Name]
[Address]
[City]

7437 0753 4612

आधार - आधारपान मान्यतेर अधिकार

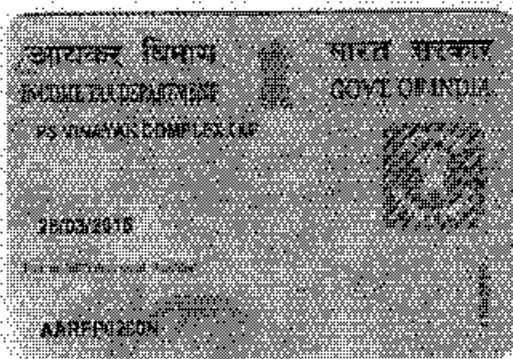


सार्वजनिक तज्ज्ञता आयोग
PUBLIC INFORMATION COMMISSION OF INDIA

पत्ता: [Address]
[City]
[State]





Return file



PS VINAYAK COMPLEX LLP
Amir Singh
Designated Partner

भारत सरकार
 GOVT OF INDIA
 Ministry of Information & Public Relations
 ACPK3867H
 13.06.1982





भारत सरकार
 GOVERNMENT OF INDIA
 जयंत कयल
 Jayant Kyal
 जन्म तिथि / DOB: 13/06/1982
 SEX / MALE
 3221 6780 6519

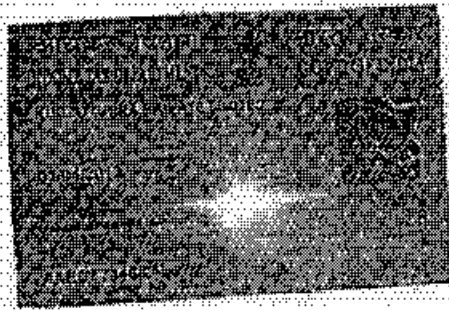



MERA AADHAAR, MERI PEHCHAN

भारत सरकार
 GOVERNMENT OF INDIA
 Address
 S/O Gavind Ram Kyal,
 10C, South End Park,
 Lake, Kolkata, Kolkata,
 West Bengal - 700029

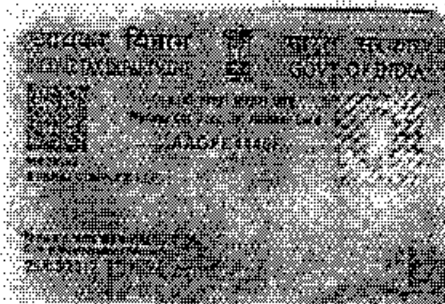


Gavind Kyal

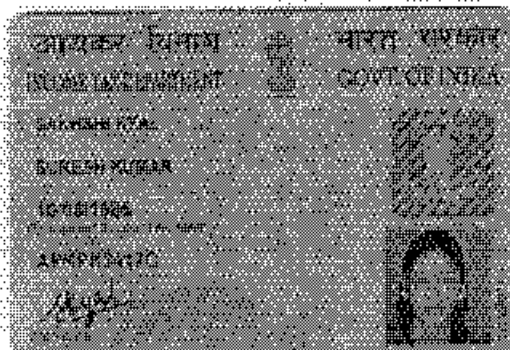


KUDZU GRINA PVT. LTD.

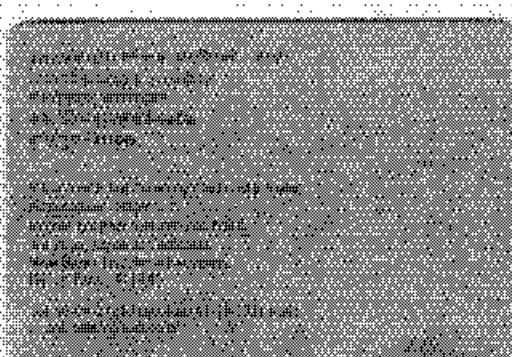
Ar. Sri. Mahalingam



EVAM COMPLEX MP.
Sakshi Kyal
Minister / Minister of Planning



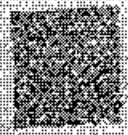
Suresh Kumar





भारत सरकार
GOVERNMENT OF INDIA

सहस्री कृष्ण
Sahsri Krsna
एन.एच. - फुल ऑफ दिस - १९९९
N.H. / Fuladh



3007 7888 5993

आधार - आधारल मानुमेर अधिकार

Sahsri Krsna

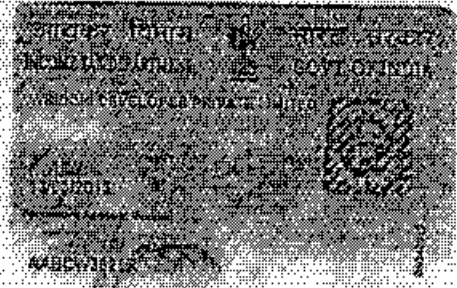


राज्य पहचान प्राधिकरण
STATE IDENTIFICATION AUTHORITY OF INDIA

पता	आदर
ए.ए. रोड, फुल ऑफ दिस, एन.एच. १९९९	ए.ए. रोड, फुल ऑफ दिस, एन.एच. १९९९
एन.एच. १९९९, फुल ऑफ दिस	एन.एच. १९९९, फुल ऑफ दिस
एन.एच. १९९९, फुल ऑफ दिस	एन.एच. १९९९, फुल ऑफ दिस
एन.एच. १९९९	एन.एच. १९९९



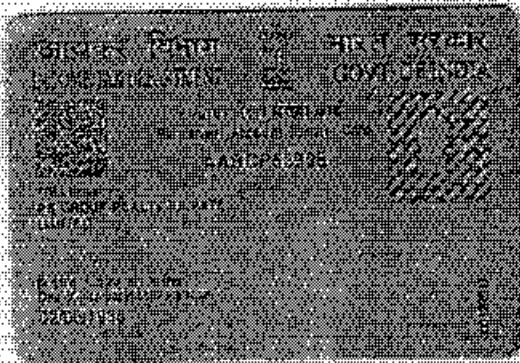
92



INDIAN DEVELOPMENT PRIVATE LIMITED

[Handwritten Signature]
Director / Authorized Signatory

95



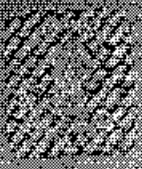

PS Group Realty Pvt. Ltd.

[Handwritten Signature]
Digital Authority Signatory

503

आयकर विभाग
TAX DEPARTMENT
ARUN KUMAR SANCHETI
SUPERMAIL SANCHETI
24/11/1969
Formant of Account Holder
AKOPS1951L
Arun Kumar Sancheti
DIGITAL

भारत सरकार
GOVT OF INDIA

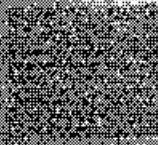



आयकर विभाग
TAX DEPARTMENT
ARUN KUMAR SANCHETI
SUPERMAIL SANCHETI
24/11/1969
Formant of Account Holder
AKOPS1951L

भारत सरकार
GOVERNMENT OF INDIA

6384 5626 1141

सं. 3 - साधारण बचत खाता नं. 19517




शिक्षण विभाग
EDUCATION DEPARTMENT
ARUN KUMAR SANCHETI
SUPERMAIL SANCHETI
24/11/1969
Formant of Account Holder
AKOPS1951L

भारत सरकार
GOVERNMENT OF INDIA

6384 5626 1141

सं. 3 - साधारण बचत खाता नं. 19517



Arun Kumar Sancheti

6(e)

Your EOI Application Status

Registration Number	64529972003423
Name	ECLAIR INFRACON LLP
Category	---
Status	Your EOI has been accepted on 18-Sep-2017 as of 10:00:00 AM. Your EOI will be subject to confirmation by you for a period of 15 days starting from 18-Sep-2017. ***** (***** Areas) do not need to be filled. ***** *****
Remarks	Accepted/Rejected
Accepted/Rejected Date	

1. This is a list of applications that are currently under review. Your EOI application is shown in green. In case of a rejection, you will be notified via email and SMS. You will be notified via email and SMS. You will be notified via email and SMS.

2. Your EOI will be subject to confirmation by you for a period of 15 days starting from 18-Sep-2017.

3. Under the Corporation's guidelines in regard to your current status.

4. *****

ECLAIR INFRACON LLP
(Signature)
 Designated Partner

70






EKDANT INFRA CORE LLP


[Handwritten Signature]

Partner/Authorized Signatory


7(9)


भारत सरकार
GOVERNMENT OF INDIA

 कृष्ण कृष्ण शर्मा
 कृष्ण कृष्ण शर्मा
 पता : 1008, एन.ए. रोड
 एन.ए. रोड / बंगलौर - 560001
 एन.ए. रोड / बंगलौर


आधार - आधार नम्बर अधिकार


आधार विभागाचे नवितर अधिकार
UIDAI CENTER FOR AUTHORITY OF AADAR
 Office: 1008, N.A. Road, Bangalore
 Office: 1008, N.A. Road, Bangalore
 Office: 1008, N.A. Road, Bangalore
 Office: 1008, N.A. Road, Bangalore



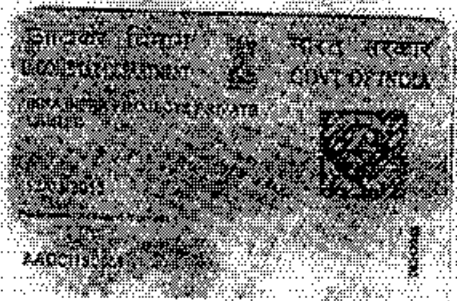
आधार विभाग **भारत सरकार**
UIDAI **GOVT OF INDIA**
भारतीय जनता पार्टी
INDIAN NATIONAL CONGRESS
भारतीय जनता पार्टी
INDIAN NATIONAL CONGRESS


Handwritten signature



WINDOH REAL ESTATE LLP
Sushil Singh
Partner / Authorized Signatory

1000



KOKKINFTA PROJECTS PVT. LTD.

[Handwritten Signature]
Director / Authorized Signatory

100




ERRAF BUILDCON LLP

Abhitha Shetty also Abhitha Shetty

Designated Partner

भारतीय विधान
 HOUSE OF LEGISLATURE
 प्रकाशक मन्त्रालय
 PUBLICATIONS BRANCH
 आरपीएचएल
 R.P.C.H.A.L.
 भारत सरकार
 GOVT. OF INDIA




भारतीय विधान
 GOVERNMENT OF INDIA

 प्रकाशक मन्त्रालय
 PUBLICATION BRANCH
 आरपीएचएल
 R.P.C.H.A.L.


6296 8072 6679

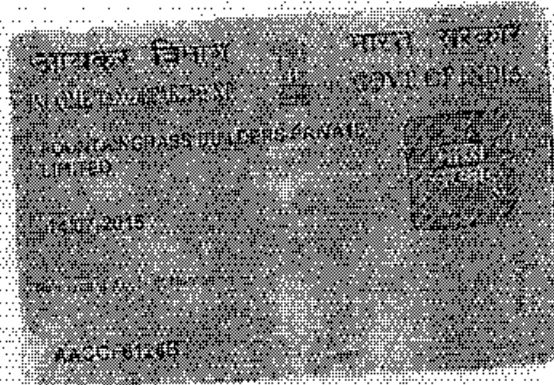
आधार - आम आदमी का अधिकार


 भारतीय विधान
 GOVERNMENT OF INDIA
 आरपीएचएल
 R.P.C.H.A.L.
 प्रकाशक मन्त्रालय
 PUBLICATION BRANCH
 आरपीएचएल
 R.P.C.H.A.L.
 भारत सरकार
 GOVT. OF INDIA

6296 8072 6679



Prakash M...



Handwritten signature in Hindi script.

Director.

Major Information of the Deed

Deed No :	I-1904-03199/2020	Date of Registration	06/07/2020
Query No / Year	1904-2000604337/2020	Office where deed is registered	
Query Date	09/06/2020 11:49:12 AM	1904-2000604337/2020	
Applicant Name, Address & Other Details	Pnithviraj 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. 2,03,52,000/-	Rs. 2,03,52,000/-		
Stamp Duty Paid(SD)	Registration Fee Paid		
Rs. 12,21,260/- (Article 23)	Rs. 2,03,639/- (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-31	RS-4229	Bastu	Bastu	10 Dec	1,01,76,000/-	1,01,76,000/-	Property is on Road Adjacent to Metal Road.
L2	RS-31	RS-2949	Bastu	Bastu	2,786 Dec	31,76,000/-	31,76,000/-	Property is on Road Adjacent to Metal Road.
L3	RS-31	RS-4880	Bastu	Bastu	7,214 Dec	70,00,000/-	70,00,000/-	Property is on Road Adjacent to Metal Road.
		TOTAL :			20Dec	203,52,000 /-	203,52,000 /-	
		Grand Total :			20Dec	203,52,000 /-	203,52,000 /-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Mr SIDDHARTHA MUKHERJEE, (Alias: Mr SIDDHARTHA MUKHOPADHYAY) (Presentant) Son of Late: Ashutosh Mukhopadhyay 119, Bhupen Roy Road, P.O.- BEHALA, P.S.- Behala, District: South 24- Parganas, West Bengal, India, PIN - 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AIFPM4138C, Aadhaar No. 90xxxxxxx6665, Status: Individual, Executed by: Self, Date of Execution: 29/06/2020 Admitted by: Self, Date of Admission: 29/06/2020, Place: Pvt. Residence, Executed by: Self, Date of Execution: 29/06/2020 Admitted by: Self, Date of Admission: 29/06/2020, Place: Pvt. Residence
2	BIARUM BUILDERS PRIVATE LIMITED 119, Bhupen Roy Road, P.O.- BEHALA, P.S.- Behala, District: South 24- Parganas, West Bengal, India, PIN - 700034, PAN No.: AAECT7351A, Aadhaar No Not Provided by UIDAI, Status: Organization, Executed by: Representative, Executed by: Representative

3	<p>Mrs BRATATI MUKHOPADHYAY Wife of Late. 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: 88xxxxxxx7107, Status: Confirming Party, Executed by: Self, Date of Execution: 29/06/2020 Admitted by: Self, Date of Admission: 29/06/2020, Place: Pvt. Residence, Executed by: Self, Date of Execution: 29/06/2020 Admitted by: Self, Date of Admission: 29/06/2020, Place: Pvt. Residence</p>
4	<p>Mrs BRATATI MUKHOPADHYAY Wife of Late. 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: 88xxxxxxx7107, Status: Confirming Party, Executed by: Self, Date of Execution: 29/06/2020 Admitted by: Self, Date of Admission: 29/06/2020, Place: Pvt. Residence, Executed by: Self, Date of Execution: 29/06/2020 Admitted by: Self, Date of Admission: 29/06/2020, Place: Pvt. Residence</p>
5	<p>INTEGRAL PROPERTIES PRIVATE LIMITED 122/1R, Satyendra Majumdar Sarani, P.O:- KALIGHAT, P.S:- Tollygunge, District-South 24-Parganas, West Bengal, India, PIN - 700026, PAN No.: AACCI6721M, Aadhaar No Not Provided by UIDAI, Status: Organization as Confirming Party, Executed by: Representative, Executed by: Representative</p>
6	<p>PS Vinayak Complex LLP 122/1R Satyendra Majumdar Sarani, P.O:- Kalighat, P.S:- Tollygunge, District-South 24-Parganas, West Bengal, India, PIN - 700026, PAN No.: AARFP0290N, Aadhaar No Not Provided by UIDAI, Status: Organization as Confirming Party, Executed by: Representative, Executed by: Representative</p>
7	<p>KUDZU GRIHA PRIVATE LIMITED 119, Bhupen Roy Road, P.O:- BEHALA, P.S:- Behala, District-South 24-Parganas, West Bengal, India, PIN - 700034, PAN No.: AAECT7340K, Aadhaar No Not Provided by UIDAI, Status: Organization as Confirming Party, Executed by: Representative, Executed by: Representative</p>
8	<p>EVARAJ COMPLEX LLP 122/1R, Satyendranath Majumdar Sarani, P.O:- KALIGHAT, P.S:- Tollygunge, District-South 24-Parganas, West Bengal, India, PIN - 700026, PAN No.: AAGFE4140F, Aadhaar No Not Provided by UIDAI, Status: Organization as Confirming Party, Executed by: Representative, Executed by: Representative</p>
9	<p>WRIDDHI REAL ESTATE LLP 122/1R, Satyendranath Majumdar Sarani, P.O:- KALIGHAT, P.S:- Tollygunge, District-South 24-Parganas, West Bengal, India, PIN - 700026, PAN No.: AACFW5795Q, Aadhaar No Not Provided by UIDAI, Status: Organization as Confirming Party, Executed by: Representative, Executed by: Representative</p>
10	<p>PS GROUP REALTY PRIVATE LIMITED 1002, Eastern Metropolitan Bypass, P.O:- DHARA, P.S:- Tiljala, District-South 24-Parganas, West Bengal, India, PIN - 700106, PAN No.: AABCP5390E, Aadhaar No Not Provided by UIDAI, Status: Organization as Confirming Party, Executed by: Representative, Executed by: Representative</p>
11	<p>ECLAIR INFRACON LLP 55/1A, Strand Road, P.O:- BEADON TREET, 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</p>
12	<p>EKDANT INFRACON LLP 12C, Chakraborty Road (North), P.O:- LALA LAJPAT RAI SARANI, P.S:- Bullygunge, District-South 24-Parganas, West Bengal, India, PIN - 700020, PAN No.: AAGFE9572F, Aadhaar No Not Provided by UIDAI, Status: Organization as Confirming Party, Executed by: Representative, Executed by: Representative</p>
13	<p>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</p>
14	<p>WRIDDHI DEVELOPER PRIVATE LIMITED 16/1/1, Mahatma Gandhi Road, Room No. 41, P.O:- BURROBAZAR, P.S:- Jorasanko, District-Kolkata, West Bengal, India, PIN - 700007, PAN No.: AABCW3621R, Aadhaar No Not Provided by UIDAI, Status: Organization as Confirming Party, Executed by: Representative, Executed by: Representative</p>

15	IKKA INFRA PROJECTS PRIVATE LIMITED 151/1, Manatma Gandhi Road, Room No. 41, P.O:- BURROBAZAR, P.S:- Jorasanko, District-Kolkata, West Bengal, India, PIN - 700007, PAN No.: AADCH1900M, Aadhaar No Not Provided by UIDAI, Status : Organization as Confirming Party, Executed by: Representative, Executed by: Representative
16	EKARAJ BUILDCON LLP 122/1R, Satyendra Nath Majumdar Sarani, P.O:- KALIGHAT, P.S:- Tollygunge, District-South 24-Parganas, West Bengal, India, PIN - 700026, PAN No.: AAGFE6322D, Aadhaar No Not Provided by UIDAI, Status : Organization as Confirming Party, Executed by: Representative, Executed by: Representative
17	FOUNTAINGRASS BUILDERS PRIVATE LIMITED 12(168) Banamali Ghoshal Lane, BL-B, Flat-A4, 1st, P.O:- Behala, P.S:- Behala, District-South 24-Parganas, West Bengal, India, PIN - 700034, PAN No.: AACCF6126B, Aadhaar No Not Provided by UIDAI, Status : Organization as Confirming Party, Executed by: Representative, Executed by: Representative

Buyer Details :

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

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Mrs Bratati Mukhopadhyay Wife of Late 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 : BIARUM BUILDERS PRIVATE LIMITED (as DIRECTOR)
2	Mr ROSHAN KISHORE Son of RAJ KISHORE 6th Floor, A-Wing, Janpath Bhavan, Janpath Lane, New Delhi, P.O:- JANPATH LANE, P.S:- CONNAUGHT PLACE, District-New Delhi, Delhi, India, PIN - 110001, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AWMPK7856J, Aadhaar No: 41xxxxxxxx4144 Status : Representative, Representative of : CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION (as ASSISTANT DIRECTOR)
3	Mr Rahul Kyal Son of Mr. Balkrishan Kyal 30C, South End Park, 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 : INTEGRAL PROPERTIES PRIVATE LIMITED, WRIDDHI DEVELOPER PRIVATE LIMITED, IKKA INFRA PROJECTS PRIVATE LIMITED
4	Mrs Bratati Mukhopadhyay Wife of Late 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 : KUDZU GRIHA PRIVATE LIMITED, FOUNTAINGRASS BUILDERS PRIVATE LIMITED

5	Mrs Sakshi Kyal Wife of Rahul Kyal 30C, South End Park, P.O:- SARAT BOSE ROAD, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: APKPK3417Q, Aadhaar No: 30xxxxxxxx5993 Status : Representative, Representative of : EVARAJ COMPLEX LLP, WRIDDHI REAL ESTATE LLP
6	Mr Arun Kumar Sancheti Son of Mr. Sumermal Sancheti 26B, Camac Street, P.O:- LITTLE RUSSEL STREET, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700016, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AKOPS4951L, Aadhaar No: 83xxxxxxxx1141 Status : Representative, Representative of : PS GROUP REALTY PRIVATE LIMITED
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 : ECLAIR INFRACON LLP, ETAKA REALSTATE LLP, EKARAJ BUILDCON LLP
8	Mr Surendra Kumar Dugar Son of Mr. Jhumamal Dugar 52/4/1, Ballygunge Circular Road, P.O:- BULLYGUNGE, P.S:- Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ACUPD1317K, Aadhaar No: 86xxxxxxxx8052 Status : Representative, Representative of : EKDANT INFRACON LLP
9	Mr Umesh Kyal Son of Late 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.: AGCPK9667R, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PS Vinayak Complex LLP

Identifier Details :

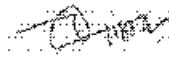
Name	Photo	Finger Print	Signature
Mr PRAKASH MUSADDI Son of Mr. RAJKUMAR MUSADDI 12B LORD SINHA ROAD, P.O:- SHAKESPEARE SARANI, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700016			
Identifier Of Mr SIDDHARTHA MUKHERJEE, Mrs BRATATI MUKHOPADHYAY, Mrs BRATATI MUKHOPADHYAY, Mrs Bratati Mukhopadhyay, Mr ROSHAN KISHORE, Mr Rahul Kyal, Mrs Bratati Mukhopadhyay, Mrs Sakshi Kyal, Mr Arun Kumar Sancheti, Mr Siddhartha Mukherjee, Mr Surendra Kumar Dugar, Mr Umesh Kyal			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SIDDHARTHA MUKHERJEE	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION- 5 Dec
2	BIARUM BUILDERS PRIVATE LIMITED	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION- 5 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr SIDDHARTHA MUKHERJEE	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION- 1.393 Dec
2	BIARUM BUILDERS PRIVATE LIMITED	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION- 1.395 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr SIDDHARTHA MUKHERJEE	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION- 3.607 Dec
2	BIARUM BUILDERS PRIVATE LIMITED	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION- 3.607 Dec

On 27-06-2020

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,03,52,000/-



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) 45(1), W.B. Registration Rules, 1962)

Presented for registration at 16:20 hrs on 29-06-2020, at the Private residence, by Mr. SIDDHARTHA MUKHERJEE Alias Mr. SIDDHARTHA MUKHOPADHYAY, one of the Executants

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

Execution is admitted on 29/06/2020 by 1. Mr SIDDHARTHA MUKHERJEE, Alias Mr SIDDHARTHA MUKHOPADHYAY, Son of Late Ashutosh Mukhopadhyay, 119, Bhupen Roy Road, P.O: BEHALA, Thana: Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Business, 2. Mrs BRATATI MUKHOPADHYAY, Wife of Late Ashutosh Mukhopadhyay, 119, Bhupen Roy Road, P.O: BEHALA, Thana: Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Business, 3. Mrs BRATATI MUKHOPADHYAY, Wife of Late Ashutosh Mukhopadhyay, 119, Bhupen Roy Road, P.O: BEHALA, Thana: Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Business

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

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

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

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

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

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

Execution is admitted on 29-06-2020 by Mrs Sratati Mukhopadhyay, DIRECTOR, KUDZU GRIHA PRIVATE LIMITED (Private Limited Company), 119, Bhupen Roy Road, P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034; Director, FOUNTAINGRASS BUILDERS PRIVATE LIMITED (Private Limited Company), 12(168) Banamali Ghoshal Lane, BL-B, Flat-A4, 1st, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034

Identified by Mr PRAKASH MUSADDI, , Son of Mr RAJKUMAR MUSADDI, 12B LORD SINHA ROAD, P.O: 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 Sakhshi Kyal, PARTNER, EVARAJ COMPLEX LLP (LLP), 122/1R, Satyendranath Majumdar Sarani, P.O:- KALIGHAT, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026; PARTNER, WRIDDHI REAL ESTATE LLP (LLP), 122/1R, Satyendranath Majumdar Sarani, P.O:- KALIGHAT, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026

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

Execution is admitted on 29-06-2020 by Mr Arun Kumar Sancheti, DIRECTOR, PS GROUP REALTY PRIVATE LIMITED (Private Limited Company), 1002, Eastern Metropolitan Bypass, P.O:- DHAPA, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700165

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

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

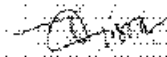
Identified by Mr PRAKASH MUSADDI, , Son of Mr RAJKUMAR MUSADDI, 12B LORD SINHA ROAD, P.O: SHAKESPEARE SARANI, Thana: Shakespeare Sarani, Kolkata, WEST BENGAL, India, PIN - 700016, by caste Hindu, by profession Service

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

Identified by Mr PRAKASH MUSADDI, , Son of Mr RAJKUMAR MUSADDI, 12B LORD SINHA ROAD, P.O: 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 Umesh Kyal, partner, PS Vinayak Complex LLP (LLP), 122/1R, Satyendra Majumdar 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



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

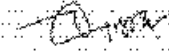
On 03-07-2020

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,03,639/- (A(1) = Rs 2,03,520/- ,E = Rs 35/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 2,03,555/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/06/2020 5:45PM with Govt. Ref. No: 192020210022605058 on 26-06-2020, Amount Rs: 2,03,555/-,
Bank: SBI EPay (SBIPay), Ref. No: 7468627745601 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. 12,21,170/- and Stamp Duty paid by by online = Rs 12,21,160/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/06/2020 5:45PM with Govt. Ref. No: 192020210022605058 on 26-06-2020, Amount Rs: 12,21,160/-,
Bank: SBI EPay (SBIPay), Ref. No: 7468627745601 on 26-06-2020, Head of Account 0030-02-103-008-92



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

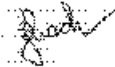
Certified that required Registration Fees payable for this document is Rs 2,03,639/- (A(1) = Rs 2,03,520/- ,E = Rs 35/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 12,21,170/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp, Type: Impressed, Serial no 12, 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

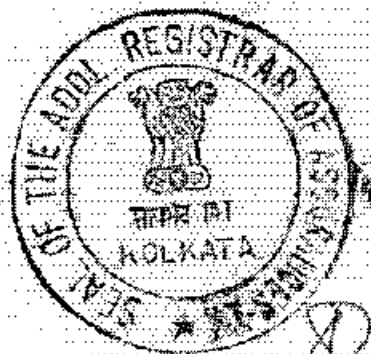
Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1904-2020, Page from 195091 to 196201
being No 190403199 for the year 2020.



Digitally signed by SRIJANI GHOSH
Date: 2020.07.15 14:08:52 +05:30
Reason: Digital Signing of Deed

Certified to be a true copy

(Sriyani Ghosh) 2020/07/15 02:08:52 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.



CHECKED BY

24/09/2020

(This document is digitally signed.)

24/09/2020