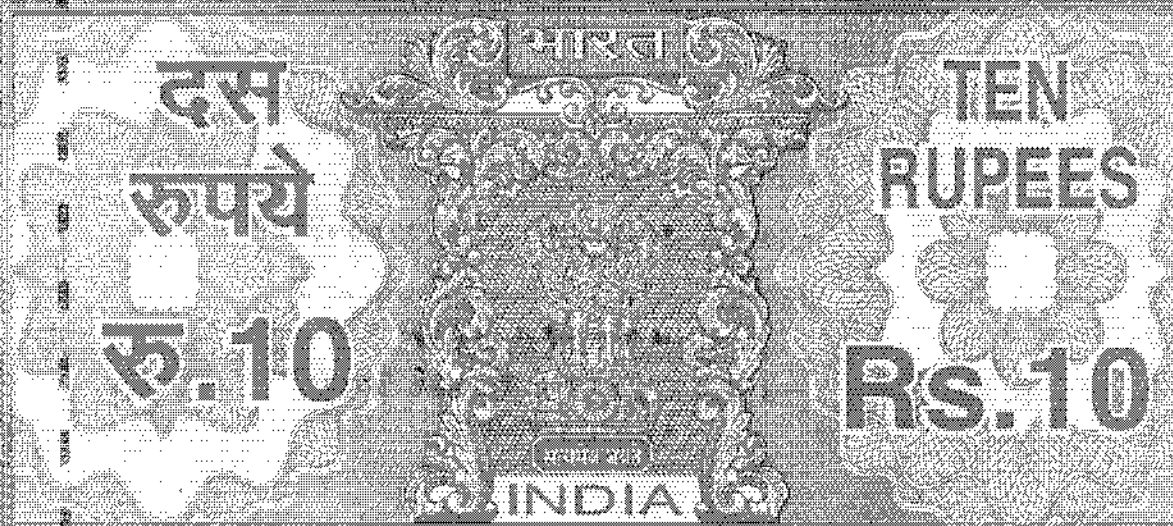


भारतीय नैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

43AB 995970

Serial No. 1637 Date 4/9/2020

HK No. I Vol. No. 1904 Page No.

Serial No. 3200 Year 2020

Category Period

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690.00

Under Article 7 (1) & P (2)

Under Article 10 (1) & 10 (1)

Value of

4.00

Value of

10.00

Value of

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Cost of

690.00

Cost of

714.00

Cost of

Cost of

Cost of

Cost of

Cost of

Cost of

Cost of

Cost of

D. Sardan

Mr

Record Keeper

Registrar of Assurances-IV

Kolkata

04/09/2020

[Signature]
Addl. Registrar of Assurances-IV
Kolkata

04/09/2020

010-21689

20 FEB 2020

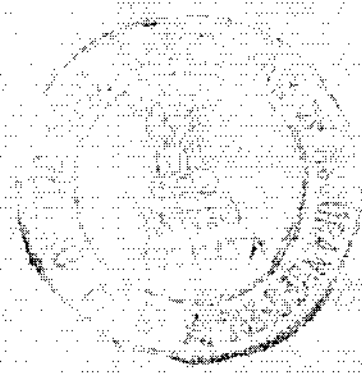
Rs.....Date.....

Name:- ARJUN GOPE, Advocate

Address:- Allpur Police Court, Kol-27

Vendor:.....

I. CHAKRABORTY
6B, Dr. Rajendra Prasad Sarani
Kolkata-700 001



3336/2020

D-3200/2020



0.19/16

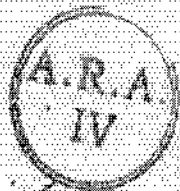
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R. S. 92.000 / 2020
Registrar of Assurances IV, Kolkata



certified that the document is admitted to Registration. The Signature Sheet and the endorsement thereon attached to the document are the part of it.

[Signature]
Registrar of Assurances IV, Kolkata

6 JUL 2020

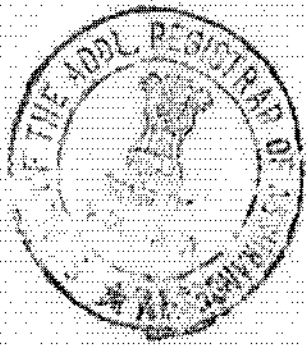
1189
257
120
35
[Signature]
Kolkata

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

14 02/13/2020
P. R. Desai
High Court
100

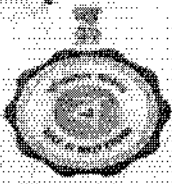
সেক্রেটারি
সি.এ.সি.
সি.এ.সি.
সি.এ.সি.

শ্রীমতী সায়গল



Identified by me
Prakash Mandal
Sb. Raj. K. Desai
125, 1st Cross Road
Kod. - 71

AC. 107145
OF AC. 107145
25 JUN 2020



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

GRN: 19-202021-002261888-8 Payment Mode: Net Banking-SELF
GRN Date: 26/06/2020 18:01:04 Payment Gateway: SBI ePay-Canara Bank
BRN: 4420251182701 BRN Date: 26/06/2020 18:02:26
SBI ePay txn No.: 116920508606624 SBI ePay txn Date: 26/06/2020 18:01:38

DEPOSITOR'S DETAILS

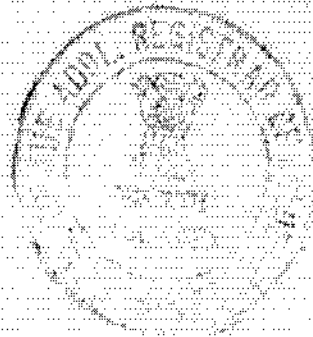
Name: CGEWHO Id No.: 2000611156/3/2020
Contact No. Mobile No. +91 9999956851
E-mail:
Address: 6TH FLOOR A WING JANFATH BHAWAN NEW DELHI
User Type: Buyer/Claimants

Query Year

PAYMENT DETAILS

| Sl. No. | Identification No. | Head of A/C Description | Head of A/C | Amount[₹] |
|---------------------|--------------------|--|--------------------|----------------|
| 1 | 2000611156/3/2020 | Property Registration- Registration fees | 0030-03-104-001-16 | 241955 |
| 2 | 2000611156/3/2020 | Property Registration- Stamp duty | 0030-02-103-003-02 | 1451560 |
| Total Amount | | | | 1693515 |

In Words: Rupees Sixteen Lakh Ninety Three Thousand Five Hundred Fifteen Only.



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15/07/2020



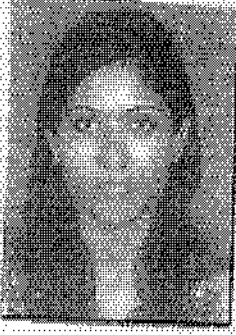


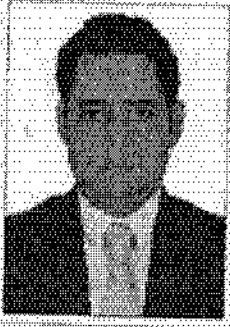


Government of West Bengal

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

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

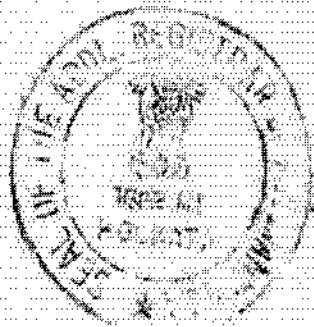
Signature / LTI Sheet of Query No/Year 19042000611156/2020

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

| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|--|---|---|--|---|
| 1 | Mrs Anrita Samgrahi 18, Dakin Para Road, Paschim Barisha, P.O.- Paschim Barisha, P.S. Thakurpukur, District - South 24-Farganas, West Bengal, India, PIN 700034 | Represent ative of Seller [PHOBOS RETAIL, PRIVATE LIMITED] [PHOBO SIT SOLUTIO NS PRIVATE LIMITED] |  |  2585 |  22/02/2020 |
| 2 | Mr. Roshan Kishore, 6th Floor, A-Wing, Janpath Bhavan, Janpath Lane, New Delhi, P.O.- Janpath Lane, P.S.- CONNALIGHT PLACE, District-New Delhi, Delhi, India, PIN - 110001 | Represent ative of Buyer [CENTRA L GOVERN MENT EMPLOY EES WELFARE HOUSING ORGANIS ATION] |  |  2586 |  22/02/2020 |


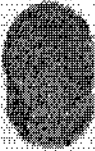




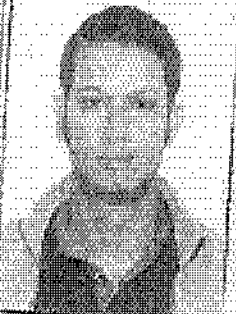


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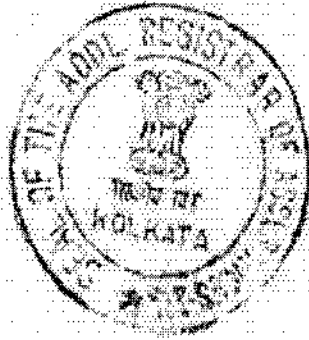
Page 2 of 3



SECRETARY
HEALTH AND FAMILY WELFARE DEPARTMENT
BANGALORE
23 JUN 2020

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

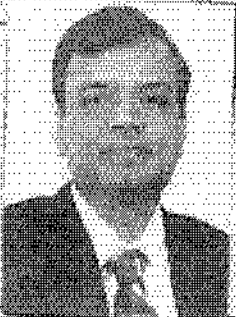

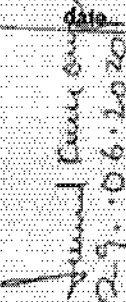
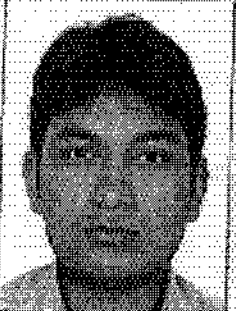


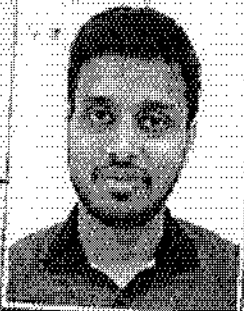
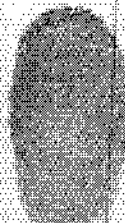

| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|--|--|---|--|---|
| 3 | Mrs Bratali Mukhopadhyay 119, Bhupen Roy Road, P.O.- Behala, P.S.- Behala, District-South 24- Parganas, West Bengal, India, PIN - 700034 | Representative of Seller (FOUNTAIN GRASS BUILDER S PRIVATE LIMITED) (FOUNTAIN GRASS BUILDER S PRIVATE LIMITED) |  |  2891 |  29/11/2020 |
| 4 | Mr Anun Kumar Sanchot 26B, Camac Street, P.O.- Little Russel Street, P.S.- Shakespeare Sarani, District-Kolkata, West Bengal, India, PIN - 700016 | Representative of Seller (PS GROUP REALTY PRIVATE LIMITED) |  |  2888 |  29/11/2020 |
| 5 | Mr Siddhartha Mukherjee Alias Mr Siddhartha Mukhopadhyay 119, Bhupen Roy Road, P.O.- Behala, P.S.- Behala, District-South 24- Parganas, West Bengal, India, PIN - 700034 | Representative of Seller (ECLAIR (FRACO N LLP) (ETAKA REALSTATE LLP) (EKARAJ BUILDCO N LLP) |  |  2889 |  29/11/2020 |




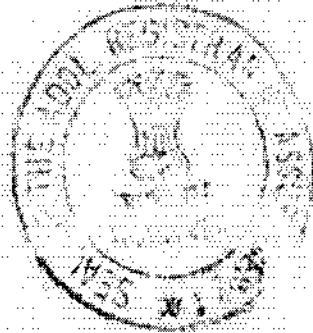
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3.8.2020

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

| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|---|---|---|--|--|
| 6 | Mr Surendra Kumar Dugar 52/4/1, Ballygunge Circular Road, P.O- Bulygunge, P.S- Bulygunge, District-South 24- Parganas, West Bengal, India, PIN - 700019 | Representative of Seller [EKDANT INFRACO N LLP] |  |  |  29.6.2020 |
| 7 | Mr Rahul Kyal 30C, South End Park, P.O- Sarat Bose Road, P.S- Lake, District-South 24- Parganas, West Bengal, India, PIN - 700029 | Representative of Seller [WRIDDHI DEVELOPER PRIVATE LIMITED] JKKA INFRA PROJECTS PRIVATE LIMITED] |  |  |  29/6/2020 |
| Sl No. | Name and Address of Identifier | Identifier of | Photo | Finger Print | Signature with date |
| 1 | Mr Prakash Musaddi Son of Mr. Rajkumar Musaddi 12B Lord Sinha Road, P.O- Shakspeare Sarani, P.S- Shakspeare Sarani, District- Kolkata, West Bengal, India, PIN - 700018 | Mrs Amrita Sannigrahi, Mr Roshan Kishore, Mrs Bratati Mukhopadhyay, Mr Arun Kumar Senchell, Mr Siddhartha Mukherjee, Mr Surendra Kumar Dugar, Mr Rahul Kyal |  |  |  29.6.2020 |


(Tridip Misra)
ADDITIONAL REGISTRAR
OF ASSURANCE

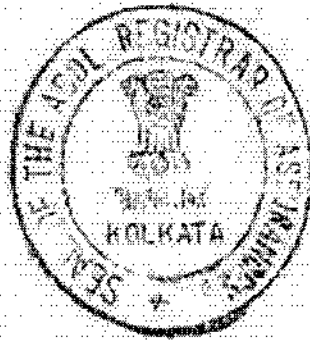


FOR THE REGISTRAR
OF LAND REGISTRATION
23 JUN 2020

OFFICE OF THE A.R.A. -
IV KOLKATA
Kolkata, West Bengal

Query No. 19042000611156/2020, 27/06/2020 02:33:36 PM, KOLKATA (A.R.A. - IV)

Page 9 of 5



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
2.8 JUN 2020

2

[1] **PHOBOS RETAIL PRIVATE LIMITED [PAN AAHCP0121H] [CIN U52100WB2012PTC188945]**, a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 160F, Bhupen Roy Road, Post office - Behala, Police Station - Behala, Kolkata - 700034 and represented by its **Director Mrs. Amrita Sannigrahi [PAN CAGPS3109C] [AADHAAR 556475014001]**, daughter of Ashok Sannigrahi, by faith - Hindh, by Occupation - Business, residing at 18, Dakhin Para Road, Paschim Barisha, Post Office - Paschim Barisha, Police Station - Thakurpukur, District - 24 Parganas (South), PIN Code - 700063 **AND [2] PHOBOS IT SOLUTIONS PRIVATE LIMITED [PAN AAHCP0095N] [CIN U72300WB2012PTC187272]**, 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 - Thakurpukur, Kolkata - 700034 and represented by its **Director Mrs. Amrita Sannigrahi [PAN CAGPS3109C] [AADHAAR 556475014001]** daughter of Ashok Sannigrahi, by faith - Hindh, by Occupation - Business, residing at 18, Dakhin Para Road, Paschim Barisha, Post office - Paschim Barisha, Police Station - Thakurpukur, District - 24 Parganas (South), PIN Code - 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 successors-in-interest/office, successors and/or assigns) of the **FIRST PART**

AND

CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION [CGEWHO] [PAN AAATC1861B] a society registered under the Societies Registration Act XXI of 1960 having its registered office at 6th Floor, A-Wing, Janpath Bhavan, Janpath Lane, New Delhi - 110001, represented by its Assistant Director (Administration) **Mr. Roshan Kishore [PAN 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

FOUNTAINGRASS BUILDERS PRIVATE LIMITED [PAN AACCF6126B] [CIN U45400WB2015PTC207089], a company incorporated under the provisions of the Companies

Act, 1956 and having its registered office at 12(168) Banamali Ghoshal Lane, BL-B, Flat-A4, 1st Floor, Post Office and Police Station Behala, Kolkata 700 034 and represented by its Director Mrs. **Bratati Mukhopadhyay [PAN AESPM6897F] [AADHAAR 884513307107]**, wife of Late Ashutosh Mukhopadhyay, by faith – Hindu, by Occupation – Business, residing at 119, Bhupen Roy Road, Post office - Behala, Police Station - Behala, District – 24 Parganas (South), PIN Code - 700034, hereinafter referred to as the **CONFIRMING PARTY NO.1** (which term or expression shall unless be excluded by or repugnant to the subject or context shall be deemed to mean and include its successors-in-interest/office, successors and/or assigns) of the **THIRD PART**

AND

PS GROUP REALTY PRIVATE LIMITED [AABCP5390E] [CIN U65922WB1988PTC044915], (formerly known as PS Housing Finance Private Limited and PS Housing Finance Limited), being Turnkey Contractor & Confirming Party and a company incorporated within the meaning of Companies Act, 1956 and having its registered office at 1002, Eastern Metropolitan Bypass, Post Office – Dhapa, Police Station – Pragati Maldan, Kolkata – 700105, West Bengal, represented by its Director **Mr. Arun Kumar Sancheti [PAN AKOPS4951L] [AADHAAR 838156261141]**, son of Sumermail Sancheti, by Faith – Hindu, by Occupation – Business, by Nationality – Indian, presently residing at 26B, Camac Street, Post Office – Little Russel Street, Police Station – Shakespeare Sarani, Kolkata – 700016, hereinafter called and referred to as **PS GROUP/ CONFIRMING PARTY NO.2** (which term or expression shall unless be excluded by or repugnant to the subject or context shall be deemed to mean and included its successors-in-interest/office, successors and/or assigns) of the **FOURTH PART**

AND

[1] ECLAIR INFRACON LLP [PAN AAGPE6323C] [LLPIN AAK-2137], a Limited Liability Partnership Incorporated under Limited Liability Partnership Act, 2008 and having its registered office at 55/1A, Strand Road, Post office – Beadon Street, police Station - Jorabagan, Kolkata – 700006, West Bengal, represented by its Partner **Mr. Siddhartha Mukhopadhyay Alias Siddhartha Mukherjee, [PAN AIFPM4138C] [AADHAAR 903941196665]**, by Nationality Indian, by Caste Hindu, son of Late Ashutosh Mukhopadhyay, by occupation Business, residing at

119, Bhupen Roy Road, Post Office - Behala and Police Station - Behala, Kolkata 700 034, [2] **EKDANT INFRACON LLP [PAN AAGFE9572P] [LLPIN AAM-0306]**, a Limited Liability Partnership incorporated under Limited Liability Partnership Act, 2008 and having its registered office at 12C, 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 - Burrobar, 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 - Burrobar, Police Station - Jorasanko, Kolkata - 700007, West Bengal, represented by its **Director Mr. Rahul Kyal [PAN AGHPK1359F] [AADHAAR 748707934912]**, son of Balkrishan Kyal, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 30C, South End Park, Police Station - Rabindra Sarobar (formerly Lake Police Station), Post Office - Sarat Bose Road, Kolkata - 700029, [6] **EKARAJ BUILDCON LLP [PAN AAGFE6322D] [LLPIN AAK-2378]**, a Limited Liability Partnership incorporated under Limited Liability Partnership Act, 2008 and having its registered office at 122/1R, Satyendra Nath Majumdar, Post Office - Kalighat, Police Station - Tollygunge,

Kolkata - 700026, West Bengal, represented by its Partner Mr. Siddhartha Mukhopadhyay Alias Siddhartha Mukherjee [PAN AIFPM4138C] [AADHAAR 903941196665], son of Late Ashutosh Mukhopadhyay, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 119, Bhupen Roy Road, Police Station - Behala, Post Office - Behala, Kolkata - 700034 AND [7] FOUNTAINGRASS BUILDERS PRIVATE LIMITED [PAN AACCF6126B] [CIN U45400WB2015PTC207089], a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 12(168) Banamali Ghoshal Lane, BL-B, Flat-A4, 1st Floor, Post Office and Police Station Behala, Kolkata 700 034 and represented by its Director Mrs. Bratati Mukhopadhyay [PAN AESPM6897F] [AADHAAR 884513307107], wife of Late Ashutosh Mukhopadhyay, by faith - Hindu, by Occupation - Business, residing at 119, Bhupen Roy Road, Post office - Behala, Police Station - Behala, District - 24 Parganas (South), PIN Code - 700034 hereinafter called and referred to as **GRANTORS/CONFIRMING PARTY NO.3** (which term or expression shall unless be excluded by or repugnant to the subject or context shall be deemed to mean and included their respective successors-in-interest/office, successors and/or assigns) of the **FIFTH PART**

WHEREAS:

1. At all material point of time one Akhil Kumar Naskar was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that the pieces and parcels of Sali Land admeasuring **29.00 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **R.S. Dag No. 115** corresponding to **R.S. Khatian No. 73** lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South) and recorded 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 **Akhil's Land**).



2. While being seized and possessed of the said Akhil's Land, the said Akhil Kumar Naskar died intestate and at the time of his death he was survived by his four sons namely Jiban Kumar Naskar, Mohan Kumar Naskar, Bhuban Kumar Naskar and Nayan Kumar Naskar and three daughter namely Basanti Naskar, Ashima Mondal nee Naskar and Anima Naskar as his only heirs and/or helresses and/or legal representatives to his estate.

3. Thus with the operation of the laws of intestate succession the said Jiban Kumar Naskar, Mohan Kumar Naskar, Bhuban Kumar Naskar, Nayan Kumar Naskar, Basanti Naskar, Ashima Mondal nee Naskar and Anima Naskar each of them became well and sufficiently entitled to all that the undivided proportionate **one-seventh** share or interest into or upon all that the pieces and parcels of Sali Land admeasuring **29.00 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **R.S. Dag No. 115** corresponding to **R.S. Khatian No. 73** lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South) and 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 Akhil's Land).

4. By a Deed of Conveyance dated 5th day of October 1994 made between the said Jiban Kumar Naskar, Mohan Kumar Naskar, Bhuban Kumar Naskar, Nayan Kumar Naskar, Basanti Naskar, Ashima Mondal nee Naskar and Anima Naskar, therein referred to as the vendors of the one part and one Kabita Biswas, therein referred to as the purchaser of the other part and registered at the Office of Additional District Sub Registrar - Bishnupur 24 Parganas (South) and recorded in Book No. J, Volume No. 43, Pages - 487 to 496, **Being No. 4229** for the year 1994, the said Jiban Kumar Naskar & Six Others sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Kabita Biswas out of the said Akhil's Land being all that the pieces and parcels of Sali Land admeasuring **2.00 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **R.S. Dag No. 115**

corresponding to **R.S. Khatian No. 73** lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South), (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, debuttor or trust whatsoever, at or for a consideration therein mentioned.

5. By another Deed of Conveyance dated 20th day of August 1996 made between the said Jiban Kumar Naskar, Mohan Kumar Naskar, Bhuban Kumar Naskar, Nayan Kumar Naskar, Basanti Naskar, Ashima Mondal nee Naskar and Anima Naskar, therein referred to as the vendors of the one part and one Ashutosh Mukhopadhyay, therein referred to as the purchaser of the other part and registered at the Office of Sub Registrar - Bishnupur 24 Parganas (South) and recorded in Book No. I, Volume No. 30, Pages - 205 to 216, **Being No. 2831** for the year 1996, the said Jiban Kumar Naskar & Six Others sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Ashutosh Mukhopadhyay out of the said Akhil's Land being **all that** the pieces and parcels of Sali Land admeasuring **27.00 Decimals** more or less comprised in **R.S. Dag No. 115** corresponding to **R.S. Khatian No. 73** lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South), (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, debuttor or trust whatsoever, at or for a consideration therein mentioned.
6. By another Deed of Conveyance dated 4th day of May 2001 made between Kabita Biswas, 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. I, Volume No. 71, Pages - 373 to 384, **Being No. 3788** for the year 2006, the said Kabita Biswas sold,

transferred, conveyed, granted, assigned and assured unto and in favour of the said Ashutosh Mukhopadhyay **all that** the pieces and parcels of Sali land admeasuring **2.00 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **R.S. Dag No. 115** corresponding to **R.S. Khatian No. 73** lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South), (which is morefully and particularly described and mentioned in the Schedule thereunder written), absolutely and forever free from all encumbrances, charges, liens, lispense, attachments, mortgages, acquisitions, requisitions, debuttur or trust whatsoever, at or for a consideration therein mentioned.

7. Thus pursuant to the two Deeds of Sale both dated 20th day of August 1996 and 4th day of May 2001 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 **29.00 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **L.R. Dag No. 114** (corresponding to **R.S. Dag No. 115**) corresponding to **L.R. Khatian No. 487** (previous **R.S. Khatian No. 73**) lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South) and recorded 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 **Ashutosh's Land**).
8. By another Deed of Conveyance dated 20th day of March 2015 made between the said Ashutosh Mukhopadhyay, therein referred to as the vendor of the one part and Phobos Retail Pvt. Ltd., being the Vendor No.1 herein, therein referred to as the purchaser of the other part and registered at the Office of District Sub Registrar - IV Allpore 24 Parganas (South) and recorded in Book No. I, CD Volume No. 9, Pages - 1439 to 1453, **Being No. 2544** for the

year 2015, the said Ashutosh Mukhopadhyay sold, transferred, conveyed, granted, assigned an assured unto and in favour of the said Phobos Retail Pvt. Ltd. out of the said Ashutosh's Land being **all that** the pieces and parcels of Sali Land admeasuring **10.00 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **L.R. Dag No. 114** (corresponding to **R.S. Dag No. 115**) corresponding to **L.R. Khatian No. 487** lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South), (which is morefully and particularly described and mentioned in the Schedule thereunder written), absolutely and forever free from all encumbrances, charges, liens, lispense, attachments, mortgages, acquisitions, requisitions, debuttur or trust whatsoever, at or for a consideration therein mentioned.

9. Thus pursuant to the Deed of Sale dated 20th day of March, 2015 as recited above the said Phobos Retail Pvt. Ltd., being the Vendor No.1 herein, acquired right title and interest and as such became seized and possessed of and/or otherwise well and sufficiently entitled to **all that** the pieces and parcels of Sali Land admeasuring **10.00 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **L.R. Dag No. 114** (corresponding to **R.S. Dag No. 115**) corresponding to **L.R. Khatian No. 552** (previous **L.R. Khatian No. 487**) lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South) and recorded its name in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRO Bishnupur Block as also mutated its name in the records of the Kulerdari Gram Panchayat upon payment of proportionate rates and taxes as applicable (hereinafter referred to as the said **Lot-A Land**) (which is morefully and particularly described and mentioned in the **First Schedule** hereunder written).
10. By another Deed of Conveyance dated 20th day of March 2015 made between the said Ashutosh Mukhopadhyay, therein referred to as the vendor of the one part and Phobos IT Solutions Pvt. Ltd., being the Vendor No.2 herein, 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. 9, Pages - 1242 to 1256, **Being No. 2549** for the year 2015, the said Ashutosh Mukhopadhyay sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Phobos IT Solutions Pvt. Ltd. out of the said Ashutosh's Land being **all that** the pieces and parcels of Sali Land admeasuring **10.00 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **L.R. Dag No. 114** (corresponding to **R.S. Dag No. 115**) corresponding to **L.R. Khatian No. 487** lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub 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.

11. Thus pursuant to the Deed of Sale dated 20th day of March, 2015 as recited above the said Phobos IT Solutions Pvt. Ltd., being the Vendor No. 2 herein, acquired right title and interest and as such became seized and possessed of and/or otherwise well and sufficiently entitled to **all that** the pieces and parcels of Sali Land admeasuring **10.00 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **L.R. Dag No. 114** (corresponding to **R.S. Dag No. 115**) corresponding to **L.R. Khatian No. 551** (previous **L.R. Khatian No. 487**) lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South) and recorded its name in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRO Bishnupur Block as also mutated its name in the records of the Kulerdari Gram Panchayat upon payment of proportionate rates and taxes as applicable (hereinafter referred to as the said **Lot-B Land**) (which is morefully and particularly described and mentioned in the **Second Schedule** hereunder written).

12. Thus pursuant to the two Deeds of Sale both dated 20th day of March 2015 the said Phobos Retail Pvt. Ltd. and Phobos IT Solutions Pvt. Ltd. jointly became seized and possessed of and/or otherwise well and sufficiently entitled to all that the Lot-A Land and Lot-B Land being all that the piece and parcel of Sali Land measuring 20.00 Decimals more or less having rayati sthitiban dakhali rights therein and comprised in L.R. Dag No. 114 (corresponding to R.S. Dag No. 115) measuring 10.00 Decimals more or less corresponding to L.R. Khatian No. 552 (previous L.R. Khatian No. 487) AND L.R. Dag No. 114 (corresponding to R.S. Dag No. 115) measuring 10.00 Decimals more or less corresponding to L.R. Khatian No. 551 (previous L.R. Khatian No. 487) lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub-Registration Office - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South) and recorded their names in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRO Bishnupur Block as also mutated their names in the records of the Kulerdari Gram Panchayat upon payment of proportionate rates and taxes as applicable (hereinafter referred to as the said Entire Land) (which is morefully and particularly described and mentioned in the Third Schedule hereunder written).
13. After mutation of their names the said Phobos Retail Private Limited and Phobos IT Solutions Private Limited made two 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 two separate orders being Memo No. S-2/418/BLLRO-Bishnupur-I/13 dated 22nd June 2015 and Memo No. S-2/419/BLLRO-Bishnupur-I/13 dated 22nd June 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 Phobos Retail Private Limited and Phobos IT Solutions Private Limited have become entitled to utilize the said Entire Land for bastu purpose and/or for construction of any realstate projects.

14. The Vendors herein jointly with the other Owners of the adjacent lands with an intention to commercially exploit the land, intended to develop a housing project with all the modern facilities, amenities and benefits into or upon **all that the land measuring 756.00 Decimals** more or less comprised in several dag nos. and khatian nos. lying and situate at Moujas of Daulatpur and Sarmasterchak, Police Station – Bishnupur, District 24 Parganas (South) (hereinafter collectively referred to as the said **Larger Property**) and pursuant 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.
15. Pursuant to three separate Development Agreements dated 23rd day of June 2015, 9th day of November 2015 and 22nd day of September 2017 and two Supplementary Agreements both dated 30th June, 2017 and 19th December, 2018 (hereinafter collectively referred to as the said **Development Agreements**) made and executed between seventy nine separate independent legal entities, therein referred to as the Owners of the one part and the said **PS Vinayak Complex LLP**, therein referred to as the Developer of the other part and registered at the Office of the District Sub Registrar – IV Allpore, 24 Parganas (South) and recorded in Book No. I, **Being No. 4903** for the year 2015, Book No. I **Being No. 7787** for the year 2015, Book No. I **Being No. 6419** for the year 2017, Book No. I **Being No. 5048** for the year 2017 and Book No. I **Being No. 7480** for the year 2018 respectively, whereby the Owners in consideration of the Developer being the said PS Vinayak Complex LLP assuring to built and construct a housing project comprising of several building blocks containing self contained flats/units, car parking spaces and various modern facilities and amenities granted the right of development and construction of a housing project on the said Larger Property which included the said Entire Land unto and in favour of the said PS Vinayak Complex LLP and on such other terms and condition therein mentioned.
16. 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.

17. In consideration of the rights and interest available by virtue of the said Development Agreement to the said PS Vinayak Complex LLP, PS Group Realty Private Limited, the Confirming Party No.2 herein, as a designated partner of the said PS Vinayak Complex LLP, has submitted a proposal on 12th February, 2019 in response to the Tender Notice dated 18th January, 2019, published in "The Economic Times" newspaper, by Central Government Employees Welfare Housing Organization (hereinafter referred to as the said CGEWHO), being the Purchaser herein for the construction and sale and/or transfer of a Housing Project on turnkey basis, proposed to be built and constructed upon **all that** the land measuring **239.00 Decimals** more or less comprised in several dag and khatian nos. situate at the Moujas of Daulatpur and Sarmasterchak, Police Station – Bishnupur and in the District of 24 Parganas (South) together with a right of access through a common passage (hereinafter referred to as the said **Project Land**).
18. 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.
19. 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.

20. By another Agreement for Cancellation dated 27th day of February 2020 made and executed between the said Eeshvi Real Estate LLP and Twenty Seven other independent legal entities, therein referred to as the Owners of the One Part and the said PS Vinayak Complex LLP, therein referred to as the Developer of the Other Part and registered at the Office of the District Sub Registrar – IV Alipore, 24 Parganas (South) and recorded in Book No. I, Volume No. 1604-2020, Pages – 33964 to 33997, **Being No. 1006** for the year 2020, whereby and where under the said 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.
21. By another Agreement for Cancellation dated 27th day of February 2020 made and executed between Bratati Mukhopadhyay and Forty Seven other Independent legal entities, therein referred to as the Owners of the One Part and the said PS Vinayak Complex LLP, therein referred to as the Developer of the Other Part and registered at the Office of the District Sub Registrar – IV Alipore, 24 Parganas (South) and recorded in Book No. I, Volume No. 1604-2020, Pages – 33696 to 33743, **Being No. 1007** for the year 2020, whereby and where under the said Bratati Mukhopadhyay and Forty Seven other Independent legal entities with the consent and agreement of the said PS Vinayak Complex LLP cancelled and/or determined and/or terminated the Development Agreement dated 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.
22. Thus the said three Cancellation Agreements as recited hereinabove all dated 27th day of February 2020 and 29th day of February 2020 and all registered at the Office of the District Sub Registrar – IV Alipore, 24 Parganas (South) and recorded in Book No. I, **Being No. 963** for the year 2020, Book No. I, **Being No. 1006** for the year 2020 and Book No. I, **Being No. 1007** for the year 2020 are hereinafter collectively referred to as the said **Cancellation Agreements**.

23. In consideration of the above understanding the **Vendors** herein and PS Vinayak Complex LLP and PS Group Realty Private Limited herein and the said LOI issued by the CGEWHO to the PS Group Realty Private Limited herein, the **Vendors** herein have agreed to sell, transfer and convey in favour of the **Purchaser** herein and the **Purchaser** has agreed to purchase out of the said Entire Land **ALL THAT** the piece and parcel of Homestead Land (Bastu) measuring **18.00 Decimals** out of **20.00 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **L.R. Dag No. 114** (corresponding to **R.S. Dag No. 115**) measuring **10.00 Decimals** more or less corresponding to **L.R. Khatian No. 552** (previous **L.R. Khatian No. 487**) **AND L.R. Dag No. 114** (corresponding to **R.S. Dag No. 115**) measuring **8.00 Decimals** more or less corresponding to **L.R. Khatian No. 551** (previous **L.R. Khatian No. 487**) lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South), at or for a total consideration of **Rs. 2,41,92,000/- [Rupees Two Crore Forty One Lakh and Ninety 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 **Fourth Schedule** hereunder written).
24. The Confirming Party No.1 herein being the co-owners of such undivided part or portion of L.R. Dag No. 114 (corresponding to R.S. Dag No. 115) are jointly seized and possessed of the remaining portion of land comprised in the said L.R. Dag No. 114 (corresponding to R.S. Dag No. 115), lying and situate at Mouza - Sarmasterchak, J.L. No. 17, within the territorial jurisdiction of the Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office Bishnupur, 24 Parganas (South) and within the local limits of Kulerdari Gram Panchayat and in the District of 24 Parganas (South). The Confirming Party No.1 has agreed to join and execute these presents in **confirmation of the transfer of the demarcated chunk of land** referred to as the said Land, which is being transferred under these presents in favour of the **Purchaser** herein.
25. 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 25th day of August 2015 and registered at the

Offices of the DSR-II and DSR-IV Allpore 24 Parganas (South) and recorded in Book No. I Being No. 7810 for the year 2014, Book No. I Being No. 11065 for the year 2014, Book No. I Being No. 11066 for the year 2014 and Book No. I Being No. 6465 for the year 2015, acquired right title and interest and as such became seized and possessed of and/or otherwise well and sufficiently entitled to all that the pieces and parcels of land admeasuring 52.36 Decimals more or less comprised in L.R. Dag No. 701 (corresponding to R.S. Dag No. 501) measuring 20.50 Decimals more or less corresponding to L.R. Khatian Nos. 3358, 3359, 9124, 9125, 9126 and 9127 AND L.R. Dag No. 702 (corresponding to R.S. Dag No. 501/773) measuring 6.00 Decimals more or less corresponding to L.R. Khatian Nos. 3358, 3359, 9124, 9125, 9126 and 9127 AND L.R. Dag No. 703 (corresponding to R.S. Dag No. 501/774) measuring 18.86 Decimals more or less corresponding to L.R. Khatian Nos. 3358, 3359, 9124, 9125, 9126 and 9127 AND L.R. Dag No. 700 (R.S. Dag No. 502) measuring 7.00 Decimals more or less corresponding to L.R. Khatian Nos. 3358, 3359, 9124, 9125, 9126 and 9127 lying and situated at Mouja - Hanspukuria, J.L. No. 20 and within the territorial jurisdiction of Thakurpukur Police Station (previously Behala Police Station) and within the jurisdiction of the Additional District Sub Registration Office Behala 24 Parganas (South) and within the local limits of Ward No. 144 of the Kolkata Municipal Corporation and in the District of 24 Parganas (South) AND ALL THAT the pieces and parcels of Sali Land admeasuring 30.00 Decimals more or less comprised in L.R. Dag No. 112 (R.S. Dag No. 113) measuring 12.00 Decimals more or less corresponding to L.R. Khatian No. 518, 520, 612, 613, 618 and 649 AND L.R. Dag No. 113 (R.S. Dag No. 114) measuring 9.00 Decimals more or less corresponding to L.R. Khatian No. 518, 520, 612, 613, 618 and 649 AND L.R. Dag No. 114 (R.S. Dag No. 115) measuring 9.00 Decimals more or less corresponding to L.R. Khatian No. 572 lying and situated at Mouja - Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South) and recorded their names in the Records of Right of the Government of West Bengal upon payment of proportionate revenue at the Office of the BL & LRO Bishnupur Block and BL & LRO Thakurpukur - Metiabruz Block 24 Parganas (South) as also mutated their names in the records of the relevant civic authorities upon payment of

proportionate rates and taxes (hereinafter referred to as the said **Land Demarcated for Common Road**).

26. 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 Allipore 24 Parganas (South) and recorded in Book No. I, Volume No. 1602-2019, Pages -- 46883 to 46917 Deed No. 1323 for the year 2019, the said Confirming Party No.3 continued to remain seized and possessed of and/or otherwise well and sufficiently entitled to **all that the pieces and parcels of land admeasuring 36.73 Decimals** more or less comprised in **L.R. Dag No. 700, 701, 702 and 703** corresponding to **L.R. Khatian Nos. 3358, 3359, 9124, 9125, 9126 and 9127** lying and situated at Mouja Hanspukuria, J.L. No. 20 and within the territorial jurisdiction of Behala Police Station and within the jurisdiction of the ADSR Behala 24 Parganas (South) and in the District of 24 Parganas (South) **AND all that the pieces and parcels of land admeasuring 26.00 Decimals** more or less comprised in **L.R. Dag No. 112 and 113** corresponding to **L.R. Khatian Nos. 518, 520, 612, 613, 618 and 649 AND L.R. Dag No. 114 (R.S. Dag No. 115)** measuring **5.00 Decimals** more or less corresponding to **L.R. Khatian No. 572** lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the ADSR Bishnupur 24 Parganas (South) and in the District of 24 Parganas (South) (hereinafter referred to as the said **Common Passage**) (which is morefully and particularly described and mentioned in the **Fifth Schedule** hereunder written).
27. 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.

28. 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.
29. 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 to the LOI and settlement made between the **Vendors, PS Group/Confirming Party No.2** and the **Purchaser** herein and pursuant to the **Representations** and Offer made by

the Vendors to the Purchaser and the Purchaser, having relied upon the Representations of the Vendors as aforesaid and believing the same to be true and acting on faith thereof and thereafter having accepted the offer of the Vendors and in consideration of the said sum of Rs. 2,41,92,000/- [Rupees Two Crore Forty One Lakh and Ninety 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 piece and parcel of Homestead Land (Bastu) measuring **18.00 Decimals** out of **20.00 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in L.R. Dag No. 114 (corresponding to R.S. Dag No. 115) measuring **10.00 Decimals** more or less corresponding to L.R. Khatian No. 552 (previous L.R. Khatian No. 487) **AND** L.R. Dag No. 114 (corresponding to R.S. Dag No. 115) measuring **8.00 Decimals** more or less corresponding to L.R. Khatian No. 551 (previous L.R. Khatian No. 487) lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South) and also delivered up the vacant, peaceful and khas possession of the said LAND to the Purchaser at the instance of the PS Group/Confirming Party No.2 on this day absolutely and forever and together with all rights and easements and entitlements, hereinafter called and referred to as the said LAND and more fully and particularly mentioned and described in the **FOURTH SCHEDULE** hereunder written read together with the **First Schedule, Second Schedule and Third Schedule** hereunder written **OR HOWSOEVER OTHERWISE** the said LAND or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished in the map or plan annexed hereto and thereon border **RED AND TOGETHER WITH** all houses, edifices, buildings, yards, ways paths, passages, common and/or other passages drains, sewers water, water course,

electric or other fittings or installations and all manner of former and other rights, lights, liberties, easements, privileges, profits, advantages appendages and appurtenances whatsoever in the said messuage, hereditaments and premises or any part thereof usually held occupied or enjoyed or reputed to belonging to or in anywise appertaining with the same or any of them or any part thereof **AND** the reversion or reversions remainder or remainders and the rents issues and profits of the said **LAND** and every part or portion thereof **AND** all the legal incidences thereof **AND** all the estate right title interest inheritance possession use trust property claims and demands whatsoever both at law and in equity of the **Vendors** into or upon and in respect of the said **LAND** or any and every part thereof herein comprised and hereby sold granted and transferred **TOGETHER WITH** all deeds patta muniments and evidences of title which are anyways exclusively relates to or concerns the said **LAND** or any part or portion thereof which now are or hereinafter shall or may be in the custody power possession or control of the **Vendors** or any person or persons from whom the **Vendors** can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said **LAND** hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the **Purchaser** absolutely and forever free from all encumbrances including but **NOT** limited to charges, liens, lispense, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, exchange, trusts, adverse possession, debutter or any type of encumbrance whatsoever or howsoever;

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 **Fifth Schedule** hereunder written) absolutely and forever free from all encumbrances whatsoever.

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

- a. **THAT NOTWITHSTANDING** any act, deed matter or thing whatsoever by the **Vendors** done or executed or knowingly suffered to the contrary the **Vendors** are now absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said **LAND** together with all the appurtenances thereto hereby sold, granted, conveyed, transferred, assigned and intended so to be and every part or portion thereof for a perfect and indefeasible estate or inheritance without any manner or conditions use trust encumbrances or to make void the same;
- b. **THAT NOTWITHSTANDING** any act, deed or thing or committed by the **Vendors** or any of its ancestors or predecessors-in-title, the **Vendors** have good right full power and absolute authority to sell, grant, convey, transfer, assign and assure the said **LAND** and the rights, easements, properties, appurtenances hereditament and premises hereby sold transferred and conveyed unto the **Purchaser** in the manner aforesaid;
- c. **AND THAT** the said **LAND** together with all appurtenances thereto hereby sold, granted and conveyed or expressed so to be is now free from all encumbrances including but **NOT** limited to charges, liens, dispendence, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, exchange, trusts, adverse possession, debutter or any type of encumbrance whatsoever or howsoever made or suffered by the **Vendors** or any persons having or lawfully or equitably claiming any estate or interest therein through under or in trust for the **Vendors** in the said **LAND** together with appurtenances thereto hereby sold in the manner aforesaid.

- d. **AND THAT** the Purchaser shall and may at all times hereafter peacefully and quietly hold possess and enjoy the same and every part thereof and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully claiming through from under or in law or trust for the Vendors or any of its/his/her/their ancestors or predecessors-in-title.
- e. **AND FURTHER THAT** the Vendors and all persons having lawfully or equitably claiming any estate, right, title, interest, use, trust, property, claim and demand whatsoever and howsoever into or upon and in respect of the said LAND together with the appurtenances thereto hereditament and premises or any part or portion thereof through or under or in trust for the Vendors or any of its/his/her/their ancestors or predecessors-in-title shall and will from time to time and at all times hereafter at the request cost and expenses of the Purchaser make, do, execute and perfect or cause to be made, done executed and perfected all such further and absolutely assuring, conveying and confirming the said LAND unto and to the use and benefit of the said Purchaser forever in the manner as aforesaid, as the said Purchaser shall or may reasonably require **AND FURTHER MORE THAT** the Vendors shall at all times hereafter indemnify and keep indemnified the Purchaser against losses, damages, costs, charges and expenses, if any, suffered by reason of any hidden defect in title of the Vendors or any breach of the covenants hereunder contained and for giving effect to this clause the other various properties of the Vendors shall have charge created upon them, in discharge of the present indemnity given by the Vendors in favour of the Purchaser;
- f. **THAT** the Vendors are executing this Sale Deed in favour of the Purchaser at the instance of the **PS Group/Confirming Party No.2** as part performance of the LOI No.T-220/1 dated 2nd September, 2019 Issued by the Central Government Employees Welfare Housing Organization (CGEWHO), the Purchaser herein for the construction and development of Turnkey Composite Housing Project on the said LAND.
- g. **THAT** the Vendors also hereby irrevocably declares and confirms that, save and except the said Development Agreement mentioned hereinbefore it has not entered into any kind of agreement, moreover all the agreements and the said Development Agreement in respect of the said LAND hereby transferred of whatsoever in nature held by it is cancelled and in consideration of the payment received by it from the Purchaser it has foregone and cancelled all its right, title and interest from the said LAND and delivered quiet, vacant and peaceful

possession of the said **LAND** to the **Purchaser** herein and that the cost, charges and expenses in connection with the Sale Deed including stamp duty, registration charges and expenses, lawyer's fee etc. have been borne by the **Purchaser**.

- h.** That the said **Land** as morefully mentioned in the **Fourth 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 Kulardari Gram Panchayat and/or with the Office of the Block Land & Land Reforms Officer, Bishnupur-I Block and/or also with such other statutory body or bodies.

- m. **AND the Vendors do and each of them doth hereby further covenant and assure the Purchaser that it has not encumbered the said LAND together with all appurtenances thereto hereditament and premises in any way and has full right and absolute authority and power to sell the same in the manner aforesaid and for any reason whatsoever if the Purchaser is dispossessed and/or deprived of full enjoyment of the said LAND together with all appurtenances thereto hereditament and premises or any part or portion thereof the Vendors shall and will indemnify the Purchaser entirely for the losses and damages to be suffered by it in respect of the said LAND.**
- n. **AND FURTHER THAT the Vendors do and each of them doth hereby declare and confirm that it does not hold any excess vacant land within the meaning of Urban Land (Ceiling & Regulation) Act 1976, both as amended up to date.**
- o. **AND FURTHER THAT the Vendors shall and will pay all outstanding panchayat and/or municipal rates and taxes, government revenues and all other impositions whatsoever due and payable by the Vendors or any of their predecessors-in-title/interest up to the date of these presents.**
- p. **AND IT IS HEREBY FURTHER AGREED AND DECLARED by and between the parties hereto that the Vendors covenant and assured the Purchaser that all such relevant title deeds, link deeds or prior deeds muniments, papers, documents and receipts in respect of the said LAND hereby conveyed to the Purchaser hereto and more fully and particularly mentioned and described in the Fourth Schedule hereunder written shall be delivered up in favour of the Purchaser herein simultaneously with the execution and registration of these presents.**
- q. **AND IT IS HEREBY FURTHER AGREED AND DECLARED by and between the parties hereto that the Vendors covenant and assured the Purchaser that all such title deeds, link deeds or prior deeds muniments, papers, documents and receipts in respect of the said LAND hereby conveyed to the Purchaser hereto and more fully and particularly mentioned and described in the Fourth Schedule hereunder written remaining in the custody, control and**

power of the **Vendors** herein shall be kept fully secured, saved harmless, un-obliterated and un-defaced with the covenant for production, inspection maintenance and security and the **Purchaser** herein shall have the right and power to take inspection thereof or obtain extracts therefrom at its own costs and expenses at all times upon forty eight hours prior notice in writing to the **Vendors** herein and the **Vendors** shall produce the original of those documents to all courts of law, tribunals, arbitration proceeding and other places at all times upon request and cost of the **Purchaser** herein upon forty eight hours prior notice in writing.

- r. **AND THAT** the **Vendors** also declares and confirms that it is in khas and vacant possession of the said **LAND** together with all appurtenances thereto and no one else has any right or interest therein or on any part or portion thereof as occupant or otherwise.
- s. **AND THAT** the **Vendors** herein declares and confirms that the said **LAND** more fully and particularly mentioned and described in the **Fourth Schedule** hereunder written has got no claim whatsoever with any government body and/or statutory body and/or any agency under the Government.
- t. **AND THAT** it is deemed that the **Vendors** simultaneously with the execution of these presents the **Vendors** has put the **Purchaser** into actual, physical, vacant and peaceful possession of the said **LAND** in implementation of these presents and the covenants as recorded herein.
- u. **AND THE VENDORS** do and each of them doth hereby assure and covenant with the **Purchaser** that in the event of there being any defect in title and/or any claim from any third Party, or any of the representations is found to be incorrect or false, the **Vendors** shall cause such defect to be removed, remedied and for such purposes sign, execute and register all such deeds of rectification and/or declaration and/or amendment and as such the **Vendors** have agreed to keep the **Purchaser** saved, harmless and fully indemnified from and against all costs, charges, claims, actions, suits and proceedings arising out of such defect in title and/or misrepresentation **AND** if for any reason whatsoever the **Vendors** fails to execute and register such deeds of rectification and/or declaration and/or amendment, under such eventuality the **Vendors** herein authorize and/or empower the **Purchaser** to represent the **Vendors** as his/her/their/its constituted attorney and sign, execute and present for registration such deeds of rectification and/or declaration and/or amendment before the concerned registering authority or authorities;

- v. **AND FURTHER THAT** Schedules and Plans annexed hereto form and constitute as an integral part of this Deed and while constructing and/or interpreting the meaning of this Deed the same shall be relied upon **AND** simultaneously with the execution of this Deed of Conveyance the Vendors have made over to the Purchaser the actual, physical, vacant and peaceful possession of the said **LAND**.

THE FIRST SCHEDULE ABOVE REFERRED TO

(SAID LOT-A LAND)

ALL THAT the pieces and parcels of Sali Land admeasuring **10.00 Decimals** more or less having rayati shtitban dakhali rights therein and comprised in **L.R. Dag No. 114** (corresponding to **R.S. Dag No. 115**) corresponding to **L.R. Khatian No. 552** (previous **L.R. Khatian No. 487**) lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South), a detail where of is set out hereinafter.

| Sl. No. | R.S. Dag No. | L.R. Dag No. | L.R. Khatian No. | Nature of Land | Share in Dag | Total Area in Dag (Decimal) | Area conveyed (Decimal) |
|--------------|--------------|--------------|------------------|----------------|--------------|-----------------------------|-------------------------|
| 1. | 115 | 114 | 552 | Sali | 0.3448 | 29.00 | 10.00 |
| TOTAL | | | | | | | 10.00 |

THE SECOND SCHEDULE ABOVE REFERRED TO

(SAID LOT-B LAND)

ALL THAT the pieces and parcels of Sali Land admeasuring **10.00 Decimals** more or less having rayati shtitban dakhali rights therein and comprised in **L.R. Dag No. 114** (corresponding to **R.S. Dag No. 115**) corresponding to **L.R. Khatian No. 551** (previous **L.R. Khatian No. 487**) lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South), a detail where of is set out hereinafter.

| Sl. No. | R.S. Dag No. | L.R. Dag No. | L.R. Khatian No. | Nature of Land | Share in Dag | Total Area in Dag (Decimal) | Area conveyed (Decimal) |
|--------------|--------------|--------------|------------------|----------------|--------------|-----------------------------|-------------------------|
| 1. | 115 | 114 | 551 | Sali | 0.3448 | 29.00 | 10.00 |
| TOTAL | | | | | | | 10.00 |

THE THIRD SCHEDULE ABOVE REFERRED TO

(SAID ENTIRE LAND)

ALL THAT the piece and parcel of Sali Land measuring **20.00 Decimals** more or less having rayati sthitban dakhali rights therein and comprised in **L.R. Dag No. 114** (corresponding to **R.S. Dag No. 115**) measuring **10.00 Decimals** more or less corresponding to **L.R. Khatian No. 552** (previous **L.R. Khatian No. 487**) **AND L.R. Dag No. 114** (corresponding to **R.S. Dag No. 115**) measuring **10.00 Decimals** more or less corresponding to **L.R. Khatian No. 551** (previous **L.R. Khatian No. 487**) lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishrupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishrupur 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. | 115 | 114 | 552 | Sali | 0.3448 | 29.00 | 10.00 |
| 2. | 115 | 114 | 551 | Sali | 0.3448 | 29.00 | 10.00 |
| TOTAL | | | | | | | 20.00 |

THE FOURTH SCHEDULE ABOVE REFERRED TO

(SAID LAND)

ALL THAT the piece and parcel of Homestead Land (Bastu) measuring **18.00 Decimals** out of **20.00 Decimals** more or less having rayati sthitban dakhali rights therein and comprised in **L.R.**

Dag No. 114 (corresponding to **R.S. Dag No. 115**) measuring **10.00 Decimals** more or less corresponding to **L.R. Khatian No. 552** (previous **L.R. Khatian No. 487**) **AND L.R. Dag No. 114** (corresponding to **R.S. Dag No. 115**) measuring **8.00 Decimals** more or less corresponding to **L.R. Khatian No. 551** (previous **L.R. Khatian No. 487**) lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South), a detail where of is set out hereinafter:

| Sl. No. | R.S. Dag No. | L.R. Dag No. | L.R. Khatian No. | Nature of Land | Share in Dag | Total Area in Dag (Decimal) | Area conveyed (Decimal) |
|--------------|--------------|--------------|------------------|----------------|--------------|-----------------------------|-------------------------|
| 1. | 115 | 114 | 552 | Bastu | 0.3448 | 29.00 | 10.00 |
| 2. | 115 | 114 | 551 | Bastu | 0.2759 | 29.00 | 8.00 |
| TOTAL | | | | | | | 18.00 |

OR HOWSOEVER OTHERWISE the said **L.R. Dag No. 114** 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. 114

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

THE FIFTH SCHEDULE ABOVE REFERRED TO
(SAID COMMON PASSAGE)

ALL THAT the pieces and parcels of land admeasuring **36.73 Decimals** more or less comprised in **L.R. Dag No. 701** (corresponding to **R.S. Dag No. 501**) measuring **7.20 Decimals** more or less

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

| Sl. No. | R.S. Dag No. | L.R. Dag No. | L.R. Khatian No. | Nature of Land | Share in Dag | Total Area in Dag (Decimal) | Area conveyed (Decimal) |
|--------------|--------------|--------------|-------------------------------------|----------------|--------------|-----------------------------|-------------------------|
| 1. | 501 | 701 | 3358, 3359, 9124, 9125, 9126 & 9127 | Bastu | 0.0960 | 82.00 | 7.20 |
| 2. | 501/773 | 702 | 3358, 3359, 9124, 9125, 9126 & 9127 | Bastu | 0.1134 | 87.00 | 6.00 |
| 3. | 501/774 | 703 | 3358, 3359, 9124, 9125, 9126 & 9127 | Bastu | 0.5837 | 32.00 | 18.86 |
| 4. | 502 | 700 | 3358, 3359, 9124, 9125, 9126 & 9127 | Bastu | 0.5714 | 7.00 | 4.67 |
| TOTAL | | | | | | | 36.73 |

ALL THAT the pieces and parcels of 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. 516, 520, 612, 613, 618 and 649 AND L.R. Dag No. 113 (R.S. Dag No. 114) measuring 9.00 Decimals more or less corresponding to L.R. Khatian No.

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

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

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

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

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

PHOBOS RETAIL PRIVATE LIMITED

Amrita Sannigrahi
Director.

1. *Amit Kapat*
S/o: Rappati Kapat
122/1R, S. N. M. Sarani,
Kat-26

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

SIGNED, SEALED & DELIVERED by the above named **Phobos IT Solutions Pvt. Ltd.** by affixation of its office Seal by its Designated Partner **Ms. Amrita Sannigrahi** pursuant to a board resolution dated 31.01.2020 in presence of:

PHOBOS IT SOLUTIONS PRIVATE LIMITED

Amrita Sannigrahi
Director

1. *Amit Kapat*

2. *Jayantakay*

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

Roshan Kishore

उपरोक्त दिनांक / ROSHAN KISHORE
 सहायक निदेशक (प्रशासन)
 केंद्रीय सरकारी कर्मियों के कल्याण निवास संगठन
 Central Gov. Employees Welfare Housing Organisation
 120-121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132
 गुरुदास, एच. 52/25, 53/25, 54/25, 55/25, 56/25, 57/25, 58/25, 59/25, 60/25

1. *Amit Kumar*

2. *Jayanta Ray*

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

FOUNTAINGRASS BUILDERS PVT. LTD.
Bratati Mukhopadhyay
 Director.

1. *Amit Kumar*

2. *Jayanta Ray*

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

1. *Amit Kapur*

2. *Jayantakay*

PS Group Realty Pvt. Ltd.

Arun Kumar Sancheti
Director/Authorised Signatory

SIGNED, SEALED & DELIVERED by the above named **Éclair 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:

1. *Amit Kapur*

2. *Jayantakay*

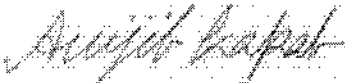
ECLAIR INFRACON LLP

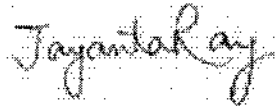
Siddhartha Mukherjee
Designated Partner

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

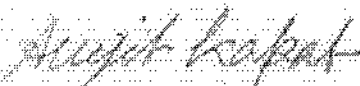
 Partner/Authorized Signatory


1. 

2. 

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

 Designated Partner

1. 

2. 

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

1. *Arunjit Kapur*

2. *Jayantakay*

WRIDDHI DEVELOPER (P) LTD.

Rahul Kyal
Director / Authorized Signatory

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

1. *Arunjit Kapur*

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:

EKARAJ BUILDCON LLP
Siddhartha Mukherjee
 Designated Partner

1. *Amit Kapat*

2. *Jayanta Ray*

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

FOUNTAINGRASS BUILDERS PVT. LTD.
Bratati Mukhopadhyay
 Director

1. *Amit Kapat*

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. 2,41,92,000/- [Rupees Two Crore Forty One Lakh and Ninety Two Thousand Only] Being the TOTAL CONSIDERATION money payable under these presents as per memo below:

Rs. 2,41,92,000.00

[Rupees Two Crore Forty One Lakh and Ninety Two Thousand Only]

MEMO OF CONSIDERATION

| Sl. No. | Name of the Vendors | Bank & Branch | Cheque/D.D./ RTGS/NEFT No. Date | Amount (Rs.) |
|---------|-------------------------------------|---|---------------------------------------|--------------|
| 1. | Phobos Retail Private Limited | Canara Bank South Extension Branch, New Delhi | D.D. No. 031329 Dated - 25.06.2020 | 44,40,000.00 |
| 2. | Phobos Retail Private Limited | Canara Bank South Extension Branch, New Delhi | D.D. No. 031349 Dated - 25.06.2020 | 90,00,000.00 |
| 3. | Phobos IT Solutions Private Limited | Canara Bank South Extension Branch, New Delhi | D.D. No. 031316 Dated - 25.06.2020 | 17,52,000.00 |

| | | | | |
|----------------|-------------------------------------|---|---------------------------------------|-----------------------|
| 4. | Phobos IT Solutions Private Limited | Canara Bank South Extension Branch, New Delhi | D.D. No. 031348 Dated - 25.05.2020 | 99,00,000.00 |
| Total : | | | | 2,41,92,000.00 |

PHOBOS RETAIL PRIVATE LIMITED

Amrita Sangrahal
Director.

PHOBOS IT SOLUTIONS PRIVATE LIMITED

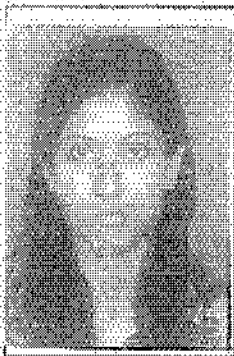
Amrita Sangrahal
Director.

Signature of the Vendors

WITNESSES:

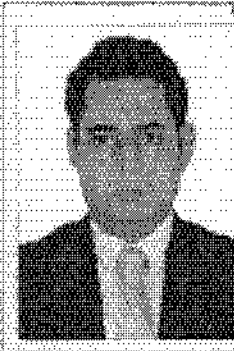
1. *Sujeet Kapat*
2. *Jayanta Ray*

SPECIMEN FORM FOR TEN FINGERPRINTS



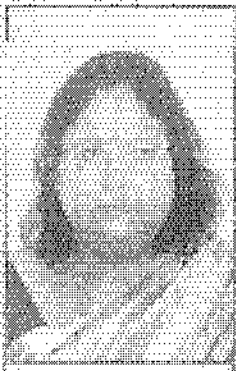
| | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB |
|------------|---------------|-------------|---------------|-------------|---------------|
| LEFT HAND | | | | | |
| | THUMB | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
| RIGHT HAND | | | | | |

Signature *Pooja Soniyani*



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

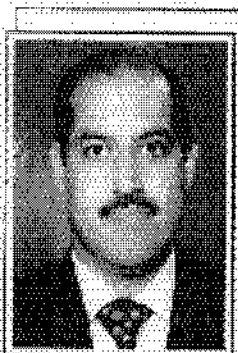
Signature *Rohan Kishor*



| | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB |
|------------|---------------|-------------|---------------|-------------|---------------|
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| RIGHT HAND | | | | | |

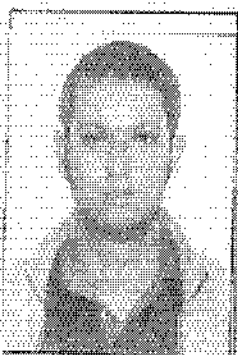
Signature *Abhi Mukherjee*

SPECIMEN FORM FOR TEN FINGERPRINTS



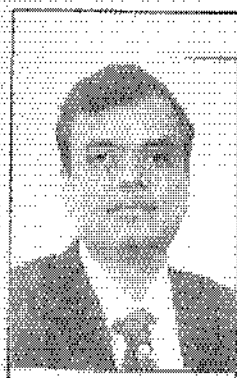
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| LEFT HAND | | | | | |
| | THUMB | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
| RIGHT HAND | | | | | |

Signature *[Handwritten Signature]*



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

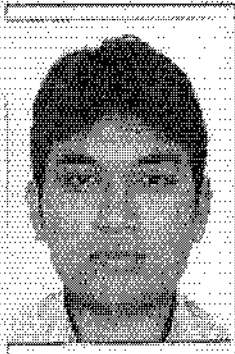
Signature *[Handwritten Signature]*



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| RIGHT HAND | | | | | |

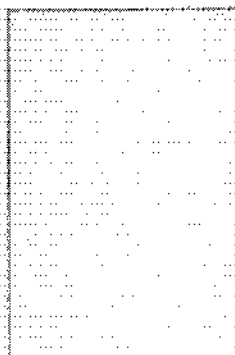
Signature *[Handwritten Signature]*

SPECIMEN FORM FOR TEN FINGERPRINTS



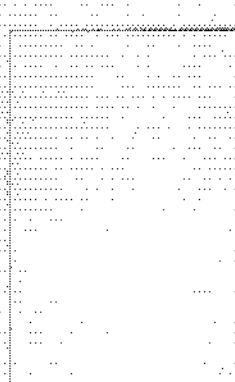
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| | THUMB | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
| RIGHT HAND | | | | | |

Signature Rehul Jpl



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

Signature _____



| | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB |
|------------|---------------|-------------|---------------|-------------|---------------|
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| RIGHT HAND | | | | | |

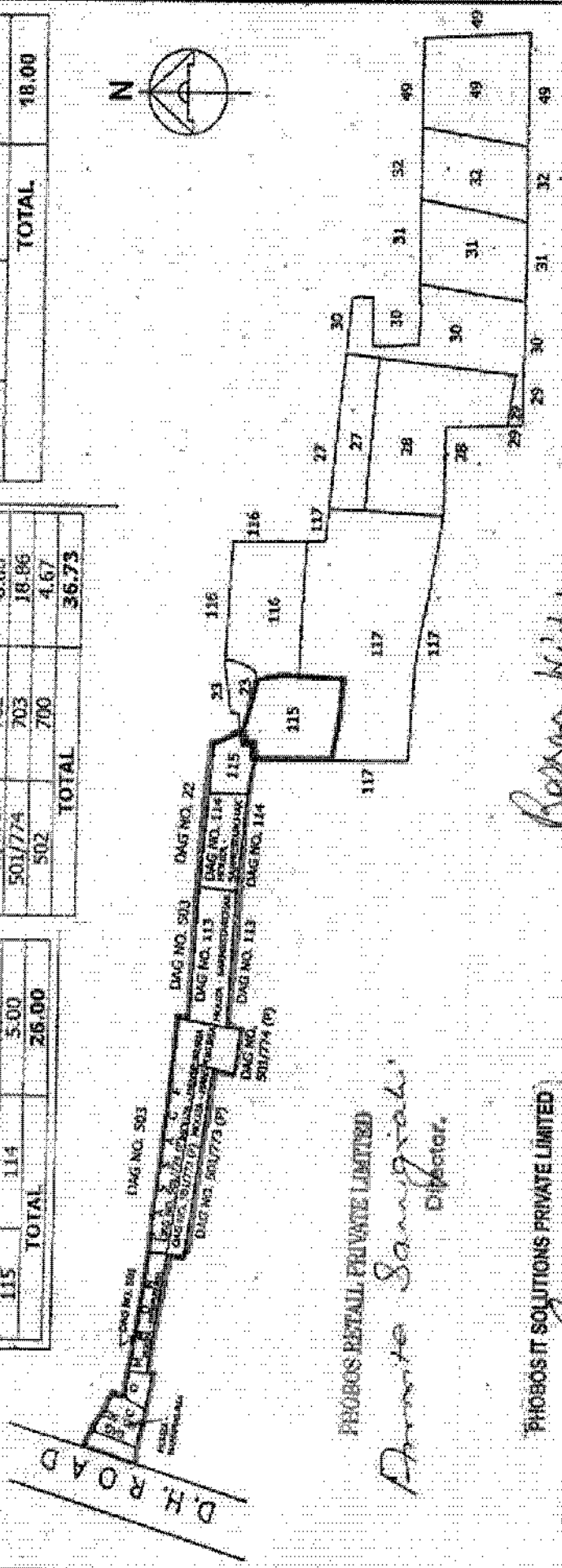
Signature _____

SITE PLAN OF LAND AT MOUZA - SARMASTERCHAK, J.L. NO. 17, R.S. DAG NO. 115, CORRESPONDING TO L.R. DAG NO. 114, P.S. - BISHNUPUR, P.O. - PAILAN HAT, WITHIN KULERDARI GRAM PANCHAYAT, DIST. - SOUTH 24 - PARGANAS.

| COMMON PASSAGE | | |
|----------------|--------------|----------------|
| 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 | | |
|----------------|--------------|----------------|
| 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 | 4.67 |
| TOTAL | | 36.73 |

| AREA OF LAND TRANSFERRED | | | |
|--------------------------|--------------|--------------|----------------|
| SL. NO. | R.S. DAG NO. | L.R. DAG NO. | AREA (IN DECS) |
| 1 | 115 | 114 | 18.00 |
| TOTAL | | | 18.00 |



PHOBOS RETAIL PRIVATE LIMITED
Anvita Sangrabi
 Director.

PHOBOS IT SOLUTIONS PRIVATE LIMITED
Anvita Sangrabi
 Director.

Raman Mishra

1157, JESHTY, ROSHAN KISHORE
 25, Mohanpur, Asst Director (Admin)
 State Transport Board, Sector 10, Gurgaon
 Gurgaon, Haryana, India

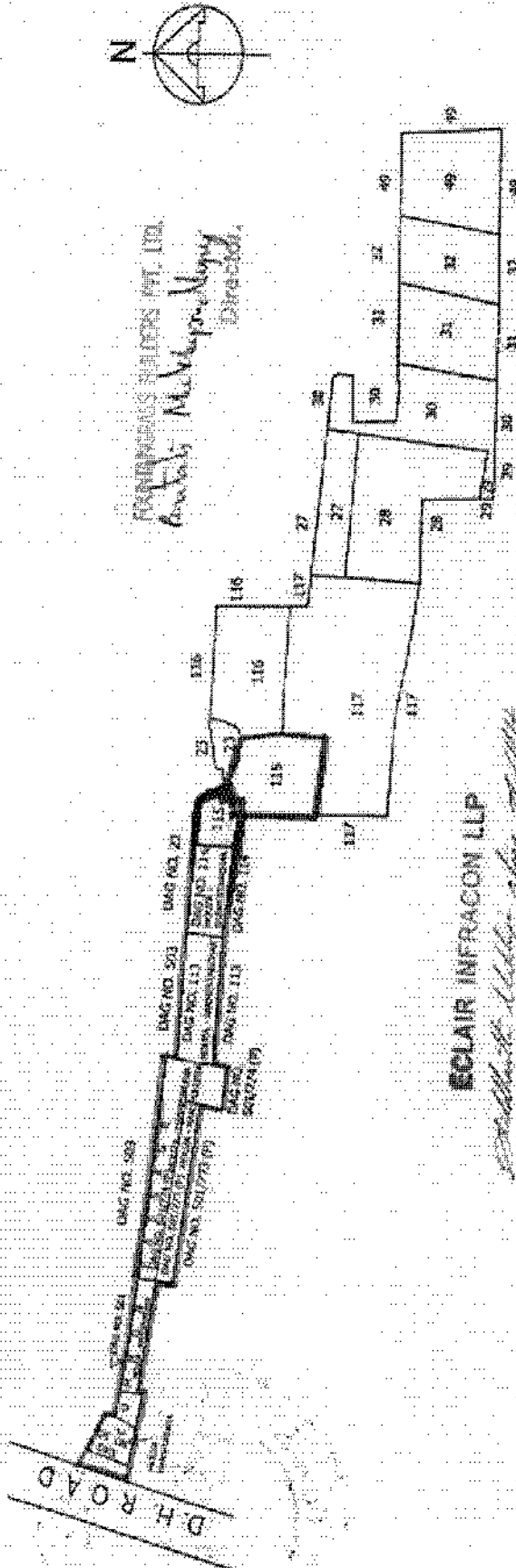
SIG. OF VENDOR

SIG. OF PURCHASER

Counting to Next Page

*Handed by
 Anvita Sangrabi
 26/07/20*

SITE PLAN OF LAND AT MOUZA - SARMASTERCHAK, J.L. NO. 17, R.S. DAG NO. 115, CORRESPONDING TO L.R. DAG NO. 114, P.S. - BISHNUPUR, P.O. - PAILAN HAT, WITHIN KULERDARI GRAM PANCHAYAT, DIST. - SOUTH 24-PARGANAS.



FOUNDATIONS BUILDERS PVT. LTD.
Arati Mukherjee, Mgny
 Director

ECLAIR INFRACON LLP

Arati Mukherjee, Mgny
 Designated Partner

EKANT INFRACON LLP

Arati Mukherjee, Mgny
 Partner/Authorized Signatory

ETAKA REAL ESTATE LLP

Arati Mukherjee, Mgny
 Designated Partner

INDOINI DEVELOPERS (P) LTD.

Arati Mukherjee, Mgny
 Director/Authorized Signatory

SIKA INFRA PROJECTS (PVT) LTD.

Arati Mukherjee, Mgny
 Director/Authorized Signatory

EKAJ BUILDCON LLP

Arati Mukherjee, Mgny
 Designated Partner

FOUNDATIONS BUILDERS PVT. LTD.

Arati Mukherjee, Mgny
 Director

SIG. OF CONFIRMING PARTY NO. 1

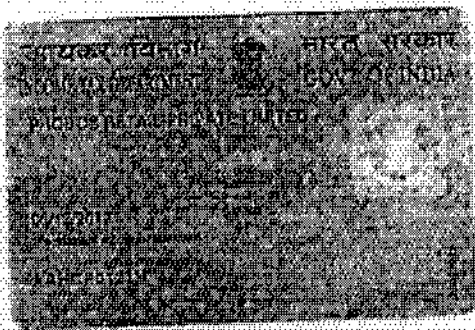
PS 100-20-100-100 Pvt. Ltd.

Arati Mukherjee, Mgny
 Director/Authorized Signatory

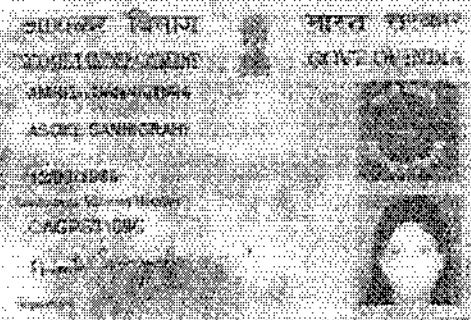
SIG. OF CONFIRMING PARTY NO. 2

SIG. OF CONFIRMING PARTY NO. 3

Arati Mukherjee, Mgny
 Director



Amrita Sangrathi



Anita Singh
Anita Singh



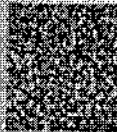
জাতীয় নিশ্চিতকরণ
 ভারত সরকার
 National Identification Authority of India
 Government of India

Enrollment No - 16402012403200

মি
 Anvita Sanigrahi
 জন্ম তারিখ
 15
 04/05/1984
 12/05/2018
 12/05/2018
 12/05/2018



XXXXXXXXXXXX
 XXXXXXXX



আপনার আদhaar আইডি/ Your Aadhaar No. :

5564 7501 4001

সাধারণ মানুষের অধিকার

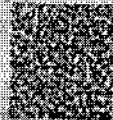


GOVERNMENT OF INDIA



মি
 Anvita Sanigrahi
 জন্ম তারিখ
 04/05/1984

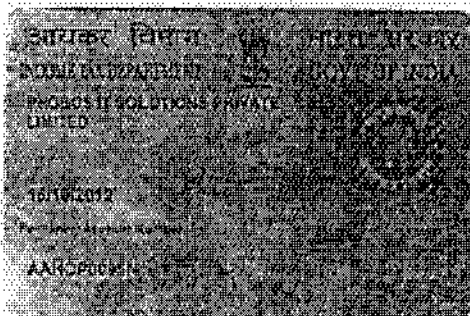
12/05/2018
 12/05/2018



5564 7501 4001


আপনার আদhaar আইডি/ Your Aadhaar No. :
 সাধারণ মানুষের অধিকার

Anvita Sanigrahi
 12/05/2018
 Anvita Sanigrahi



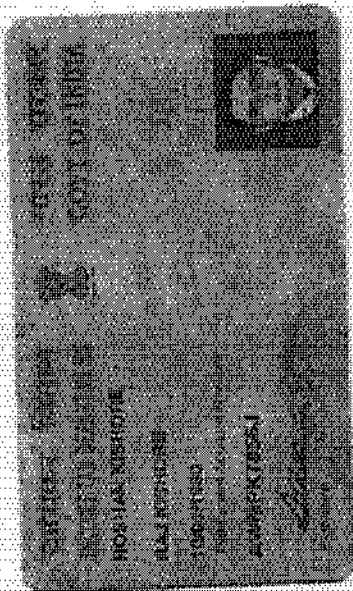
PHOBS IT SOLUTIONS PRIVATE LIMITED

Anvita Sangrahi
Director

PAYEE'S NAME: PERMANENT ACCOUNT NUMBER
 A.A.ATC1951B
 PAYEE'S NAME
 CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING
 ORGANISATION
 (Name and Address of Employer/Contractor/Company)
 17/07/2020

 Date of Signature

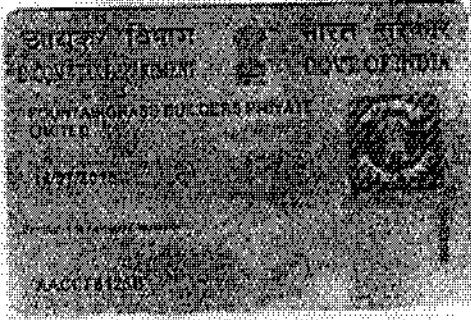
Roman Kishore

UNIT PARTY/TOSMAN KISHORE
 17/07/2020
 Assistant Director (Admin)
 Central Govt Employees Welfare Housing Organisation
 17/07/2020
 Roman Kishore
 17/07/2020



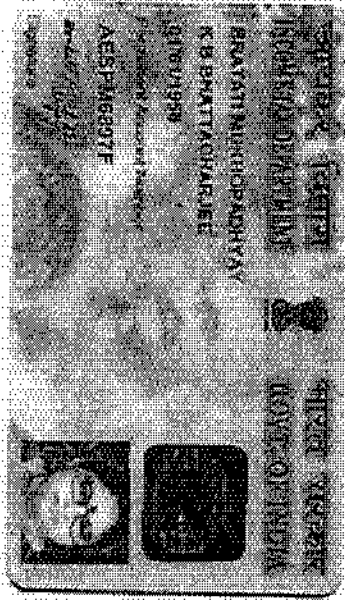
Resman Kishore

45.



THIRUVANANTHAPURAM PVT. LTD.
Anil K. Nandakumar
Director.

Pratik Mukhopadhyay

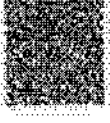


Pratik Mukhopadhyay



भारत सरकार
GOVERNMENT OF INDIA

सर्वोपयोगी
भारत कल्याणकारी
संस्था / DOB: 21/01/1954
मरण / DEPART



भारत सरकार
भारत कल्याणकारी संस्था
भारत कल्याणकारी संस्था
भारत कल्याणकारी संस्था

सर्वोपयोगी
भारत कल्याणकारी
संस्था / DOB: 21/01/1954
मरण / DEPART

Address:
112, JALUPTA, NEW PONDY, INDIA
SO. INDIA
New Pondy - 605003

0846 1330 7107

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Aadhaar-Aam Admi Ka Adhikar

भारत कल्याणकारी

भारत कल्याणकारी

50



PS Group Realty Pvt. Ltd.

A. K. Singh

Director / Authorized Signatory

56

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

ARUN KUMAR SANCHETI
SUMERMALL SANCHETI

24/11/1969
Permanent Account Number

AKOPS4951L

Arun Kumar Sancheti
Signature



भारत सरकार
GOVERNMENT OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

ARUN KUMAR SANCHETI
SUMERMALL SANCHETI

24/11/1969

8331 5626 1141

आयकर विभाग, भारत सरकार

भारतीय विनिमय प्रणाली प्राधिकरण
RESERVE BANK OF INDIA

Address:
21B CANAL STREET
MUMBAI 400 021

Arun Kumar Sancheti

60

Your PAN Application Status

| | |
|------------------|--|
| Reference Number | PA120100134435 |
| Name | SCLAIR INFRACOBS LLP |
| Category | |
| Status | Your PAN card has been dispatched on 18-02-2017 by registered post. Your PAN card is expected to be received by you in the span of 7-10 days. The PAN card is expected to be received by you in the span of 7-10 days. |
| Address | ***** ***** ***** ***** ***** |
| Address Number | AADP66125C |
| Phone | |

1. PAN cards are dispatched only to the communication address provided in your PAN application.
 2. PAN cards are dispatched only to the communication address provided in your PAN application. PAN cards are dispatched only to the communication address provided in your PAN application.
 3. If your communication address has changed, please submit a Request for New PAN Card and Change of Correction of PAN card form to the Income Tax Department's website in support of your current address.
 4. Unless communication with the Income Tax Department will be directed to the communication address mentioned above, the communication address mentioned above is not to be used for any communication with the Income Tax Department.
 5. If you have any queries, please contact your communication address in up-to-date to the Income Tax Department's website.

BACK


SCLAIR INFRACOBS LLP

Deepti K. Mittal
Deepti K. Mittal
Deepti K. Mittal

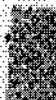
Deepti K. Mittal

6/21

भारत सरकार
GOVERNMENT OF INDIA



नाम: श्री
पता: ...
...
... MALE



भारत सरकार
GOVERNMENT OF INDIA

भारत
...
...
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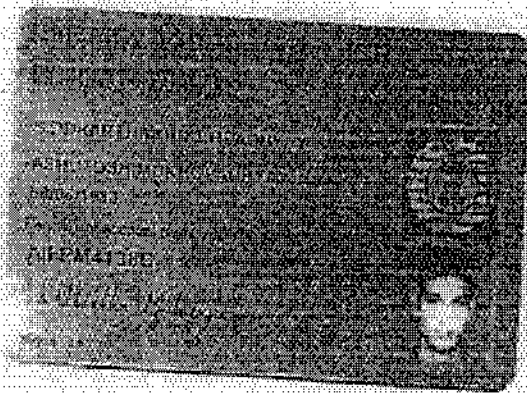
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भारत-भारत सेवा केंद्र

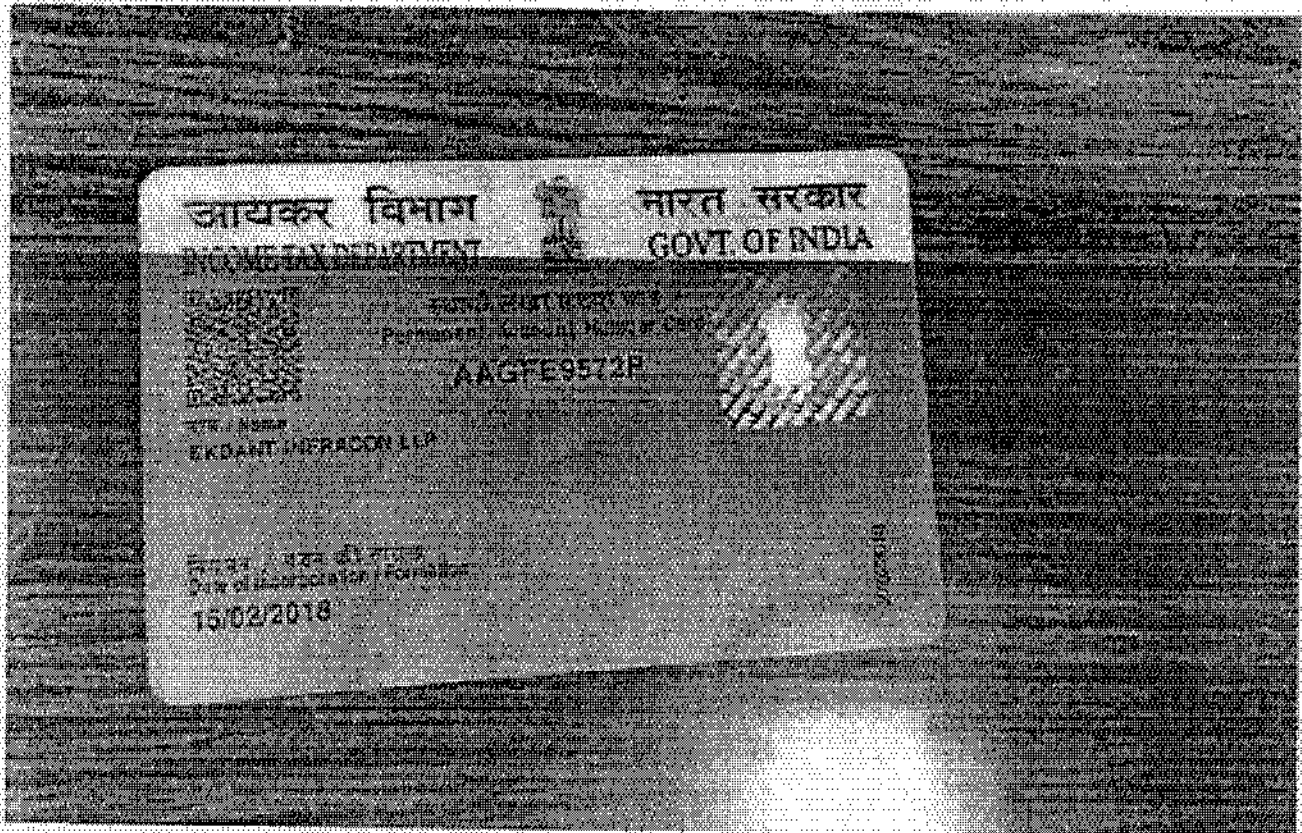
Aadhaar-Aam Admi ka Adhikar

शुद्धतः प्रमाणित



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7c)




EKDANT INFRACORE LLP

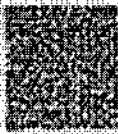
[Handwritten Signature]
 Partner / Authorized Signatory

7(2)

भारत सरकार
GOVERNMENT OF INDIA



जगन्मल दुगर
Jaganmal Kumar Dugar
पिता : दुर्गा लाल दुगर
Father : DURGA LAL DUGAR
VSE No. 7, Year of Issue : 1960
1960 / 1960



8876 4445 8052

आधार - साधारण यानुमेर अधिकार

ভারতের বিশিষ্ট পরিচয় প্রাপ্তিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

উপস্থান:
৫১ - ১ - ১, প.ম. গুলি
৫১/১/১, প.ম. গুলি, কলকাতা
৭০০০১১

Address:
53/1, B.C. ROAD
Ballygunge S.O. Ballygunge,
Kolkata, West Bengal,
700019



ভারত সরকার
GOVT. OF INDIA


ভারতীয় পরিচয়
UNIQUE IDENTIFICATION AUTHORITY

জগন্মল দুগার
JAGANMAL DUGAR

1960/1960
1960/1960

ACUPD517K

Jaganmal Dugar



Jaganmal Dugar

810

Your PAN Application is Stale

| | |
|--------------------------------|---|
| Acknowledgment Number | 0022810015444 |
| Name | EYAKA REALSTATE LLP |
| Category | |
| Status | Your PAN card has been dispatched on 26-Sep-2017 by ^{As} Registered/Spouse Pass with serial no. 2017E0012909. If not satisfied by communication received by you in the serial no. The PAN card is regarded as be refused by 21-Oct-2017. ^{As} XXXXXXXXXX represents Arrey. Bt Number for ^{As} Spouse Pass & XXXXXXXXXX represents Arrey. Bt Number for Registered Pass. |
| Permanent Account Number (PAN) | AAJFEB360Q |

1. PAN card will be dispatched only at the communication address provided in your PAN application. ^{As per the Registration Guidelines} (Section 139A of Income Tax Act) are mentioned in the application. PAN Card will be dispatched to the RA's address.

2. If your communication address has changed, please submit a Request for ^{As per PAN Card related Changes or Correction in PAN data form as per the Income Tax Department's Website} in updated with your current address.

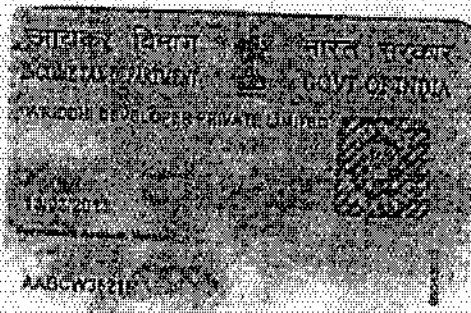
3. Written communication from the Income Tax Department will be provided to you in communication address mentioned against your PAN. So in such any circumstances in future, please ensure that your communication address is ^{As per PAN card in the Income Tax Department's website} also given in the Income Tax Department's website.

[BACK](#)

ETAKA REALESTATE LLP

Shalish Malhi aka Shalish Malhi
Designated Partner



92





REGISTERED DEVELOPER (P.L.D.)

Retired
Director / Authorized Signatory

10(a)

आयकर विभाग
 INCOME TAX DEPARTMENT
 RAHUL KYAL
 BALKRISHAN KYAL
 19/03/1984
 AGHPR1358K



आयकर विभाग
 INCOME TAX DEPARTMENT
 RAHUL KYAL
 BALKRISHAN KYAL
 19/03/1984
 AGHPR1358K



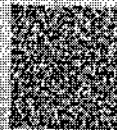
Rahul Kyal



भारत सरकार
GOVERNMENT OF INDIA



नाम / Name
Ramesh Kumar
जन्म वर्ष / Year of Birth : 1978
पुल्ल / Male



7487 0793 4912

आधार - साधारण मानुषेण अधिकार



आधार विशिष्ट परिचय अधिकार
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पतेतः

ए/ओ अक्षयकर भवन, एन. डी.
स्पार्स एंड पार्क, रोड, वार्ड २४
पार्क कान्हा, सेंट सारे
750025

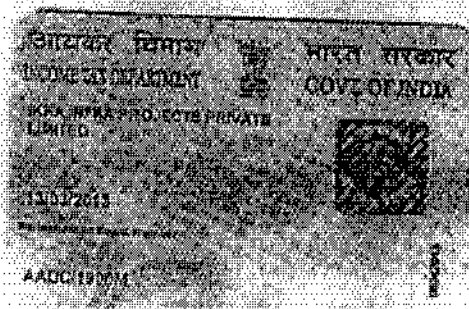
Address:

8/D Ramesh Kumar, 30 D,
Spars End Park, Near Gur
Park, Kanha, Sant Sare
Road, Viji Sange, 750025



Ramesh Kumar

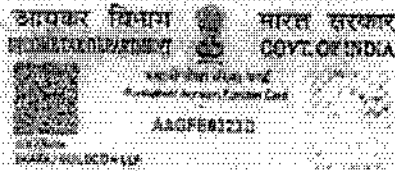
1000



KKA INFRA PROJECTS PVT LTD

Rehmat Khan
Director/Authorized Signatory

110

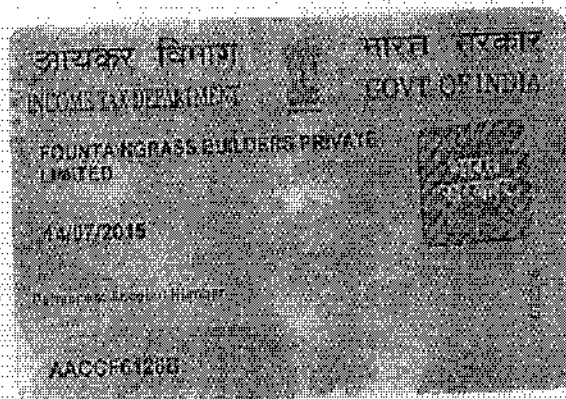


07/07/2020

EKARAJ BUILDCON LLP


[Handwritten signature]

Designated Partner



FOUNTAIN GRASS BUILDERS PVT. LTD.





Bratati Mukhopadhyay
Executive

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 PRAPASH MUSADOL
 RAJ KUMAR MUSADOL
 26/11/1983
 आयकर विभाग, कोलकाता
 KOLKATA



 भारत सरकार
 Government of India

 नाम: प्रदी
 Prakash Musadol
 जन्म तिथि / DOB: 26/11/1983
 पुरुष / Male

6296 8072 6679
आधार - आम आदमी का अधिकार


 आयकर विभाग, कोलकाता
 Income Tax Department, Kolkata
6296 8072 6679




Prakash Musadol

DATED THIS 29th DAY OF June, 2020

BETWEEN

PHOBOS RETAIL PRIVATE LIMITED & ANR.

..... VENDORS

- AND -

**CENTRAL GOVERNMENT EMPLOYEES WELFARE
HOUSING ORGANISATION**

..... PURCHASER

- AND -

FOUNTAINGRASS BUILDERS PVT. LTD.

..... CONFIRMING PARTY NO.1

- AND -

PS GROUP REALTY PRIVATE LIMITED

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

- AND -

ECLAIR INFRACON LLP & ORS.

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

DEED OF CONVEYANCE

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

Major Information of the Deed

| | | | |
|---|--|---------------------------------|------------|
| Deed No : | I-1904-03200/2020 | Date of Registration | 06/07/2020 |
| Query No / Year | 1904-2000611156/2020 | Office where deed is registered | |
| Query Date | 10/05/2020 12:40:01 PM | 1904-2000611156/2020 | |
| Applicant Name, Address & Other Details | Prithviraj Basu 10 OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9748034909, Status : Advocate | | |
| Transaction | Additional Transaction | | |
| [0101] Sale, Sale Document | [4305] Other than Immovable Property, Declaration [No of Declaration : 5] | | |
| Set Forth value | Market Value | | |
| Rs. 2,41,92,000/- | Rs. 2,41,92,000/- | | |
| Stamp duty Paid(SD) | Registration Fee Paid | | |
| Rs. 14,51,660/- (Article 23) | Rs. 2,42,039/- (Article A(1), E) | | |
| Remarks | | | |

Land Details :

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

| Sch No | Plot Number | Khatian Number | Land Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|--------|----------------------|----------------|---------------|---------|--------------|-------------------------|-----------------------|---|
| L1 | RS-115 | RS-552 | Bastu | Bastu | 10 Dec | 1,34,40,000/- | 1,34,40,000/- | Property is on Road Adjacent to Metal Road. |
| L2 | RS-115 | RS-551 | Bastu | Bastu | 8 Dec | 1,07,52,000/- | 1,07,52,000/- | Property is on Road Adjacent to Metal Road. |
| | | TOTAL : | | | 18Dec | 241,92,000 /- | 241,92,000 /- | |
| | Grand Total : | | | | 18Dec | 241,92,000 /- | 241,92,000 /- | |

Seller Details :

| Sl No | Name, Address, Photo, Finger print and Signature |
|-------|---|
| 1 | PHOBOS RETAIL PRIVATE LIMITED 160F, Bhupen Roy Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034, PAN No.: AAHCP0121H, Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative, Executed by: Representative |
| 2 | PHOBOS IT SOLUTIONS PRIVATE LIMITED 119, Bhupen Roy Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034, PAN No.: AAHCP0095N, Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative, Executed by: Representative |
| 3 | 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 |

| | |
|----|---|
| 4 | PS GROUP REALTY PRIVATE LIMITED 1002, Eastern Metropolitan Bypass, P.O:- Dhapa, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105, PAN No.: AABCP5390E,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative |
| 5 | ECLAIR INFRACON LLP 55/1A, Strand Road, P.O:- Beadon Street, P.S:- Jorabagan, District:-Kolkata, West Bengal, India, PIN - 700006, PAN No.: AAGFE6323C,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative |
| 6 | EKDANT INFRACON LLP 12C, Chakrabortia Road (North), P.O:- Laia Lajpat Rai Sarani, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020, PAN No.: AAGFE9572P,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative |
| 7 | ETAKA REALSTATE LLP 55/1A, Strand Road, P.O:- Beadon Street, P.S:- Jorasanko, District:-Kolkata, West Bengal, India, PIN - 700006, PAN No.: AAGFE6450Q,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative |
| 8 | WRIDDHI DEVELOPER PRIVATE LIMITED 161/1, Mahatma Gandhi Road, Room No. 41, P.O:- Burrobazar, P.S:- Jorasanko, District:-Kolkata, West Bengal, India, PIN - 700007, PAN No.: AABCW3621R,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative |
| 9 | IKKA INFRA PROJECTS PRIVATE LIMITED 161/1, Mahatma Gandhi Road, Room No. 41, P.O:- Burrobazar, P.S:- Jorasanko, District:-Kolkata, West Bengal, India, PIN - 700007, PAN No.: AADC1900M,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative |
| 10 | EKARAJ BUILDCON LLP 122/1R, Satyendra Nath Majumdar Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700025, PAN No.: AAGFE6322D,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative |
| 11 | FOUNTAINGRASS BUILDERS PRIVATE LIMITED 12(168) 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 Bhaven, 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 Amrita Sannigrahi (Presentant) Daughter of Ashok Sannigrahi 18, Dakhin Para Road, Paschim Barisha, P.O:- Paschim Barisha, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700034, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: CAGPS3109C, Aadhaar No: 55xxxxxxx4001 Status : Representative, Representative of : PHOBOS RETAIL PRIVATE LIMITED (as director), PHOBOS IT SOLUTIONS 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 | Mrs Bratati Mukhopadhyay Wife of Ashutosh Mukhopadhyay 119, Bhupen Roy Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. : AESPM6897F, Aadhaar No: 88xxxxxxxx7107 Status : Representative, Representative of : FOUNTAINGRASS BUILDERS PRIVATE LIMITED, FOUNTAINGRASS BUILDERS PRIVATE LIMITED |
| 4 | Mr Arun Kumar Sancheti Son of Mr Sumernail Sancheti 26B, Camac Street, P.O:- Little Russel Street, P.S:- Shakespeare Sarani, District -Kolkata, West Bengal, India, PIN - 700016, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. : AKOPS4951L, Aadhaar No: 83xxxxxxxx1141 Status : Representative, Representative of : PS GROUP REALTY PRIVATE LIMITED |
| 5 | Mr Siddhartha Mukherjee, (Alias Name: Mr Siddhartha Mukhopadhyay) Son of Late Ashutosh Mukhopadhyay 119, Bhupen Roy Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. : AIFPM4138C, Aadhaar No: 90xxxxxxxx6665 Status : Representative, Representative of : ECLAIR INFRACON LLP, ETAKA REALSTATE LLP, EKARAJ BUILDCON LLP |
| 6 | Mr Surendra Kumar Dugar Son of Late Jhumarmal Dugar 52/4/1, Ballygunge Circular Road, P.O:- Bullygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. : AGUPD1317K, Aadhaar No: 88xxxxxxxx8052 Status : Representative, Representative of : EKDANT INFRACON LLP |
| 7 | Mr Rahul Kyal Son of Mr Balkrishan Kyal 30C, South End Park, P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. : AGHPK1359F, Aadhaar No: 74xxxxxxxx4912 Status : Representative, Representative of : WRIDDHI DEVELOPER PRIVATE LIMITED, IKKA INFRA PROJECTS PRIVATE LIMITED |

Identifier Details :

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

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

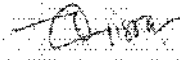
| Transfer of property for L1 | | |
|-----------------------------|-------------------------------------|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | PHOBOS RETAIL PRIVATE LIMITED | CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION-5 Dec |
| 2 | PHOBOS IT SOLUTIONS PRIVATE LIMITED | CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION-5 Dec |
| Transfer of property for L2 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | PHOBOS RETAIL PRIVATE LIMITED | CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION-4 Dec |
| 2 | PHOBOS IT SOLUTIONS PRIVATE LIMITED | CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION-4 Dec |

Endorsement For Deed Number : I - 190403200 / 2020

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 2,41,92,000/-



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) 46(1),W.B. Registration Rules,1962)

Presented for registration at 16:14 hrs on 29-06-2020, at the Private residence by Mrs Amrita Sannigrahi.

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

Execution is admitted on 29-06-2020 by Mrs Amrita Sannigrahi, director, PHOBOS RETAIL PRIVATE LIMITED (Private Limited Company), 160F, Bhupen Roy Road, P.O.- Behala, P.S.- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034; director, PHOBOS IT SOLUTIONS PRIVATE LIMITED (Private Limited Company), 119, Bhupen Roy Road, P.O.- Behala, P.S.- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034

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

Execution is admitted on 29-06-2020 by Mrs Bratati Mukhopadhyay, director, FOUNTAINGRASS BUILDERS PRIVATE LIMITED (Private Limited Company), 12(158) Banamali Ghoshal Lane, BL-B, Flat-A4, 1st, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034; Director, FOUNTAINGRASS BUILDERS PRIVATE LIMITED (Private Limited Company), 12(158) 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: Shakspeare Sarani, Thana: Shakespeare Sarani, , Kolkata, WEST BENGAL, India, PIN - 700016, by caste Hindu, by profession Service

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

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

Execution is admitted on 29-06-2020 by Mr Siddhartha Mukherjee, Mr Siddhartha Mukhopadhyay partner, ECLAIR INFRACON LLP (LLP), 55/1A, Strand Road, P.O:- Beadon Street, P.S:- Jorabagan, District:-Kolkata, West Bengal, India, PIN - 700006; partner, ETAKA REALSTATE LLP (LLP), 55/1A, Strand Road, P.O:- Beadon Street, P.S:- Jorasanko, 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

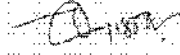
Identified by Mr Prakash Musaddi, , Son of Mr Rajkumar Musaddi, 12B Lord Sinha Road, P.O: Shakspeare Sarani, Thana: Shakespeare Sarani, , Kolkata, WEST BENGAL, India, PIN - 700016, by caste Hindu, by profession Service

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

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

Execution is admitted on 29-06-2020 by Mr Rahul Kyal, director, WRIDDHI DEVELOPER PRIVATE LIMITED (Private Limited Company), 161/1, Mahatma Gandhi Road, Room No. 41, P.O:- 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

Indetified by Mr Prakash Musaddi, Son of Mr Rajkumar Musaddi, 12B Lord Sinha Road, P.O: Shakspeare 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

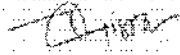
Certified that required Registration Fees payable for this document is Rs 2,42,039/- (A(1) = Rs 2,41,920/- E = Rs 35/- J = Rs 55/- M(a) = Rs 25/-, M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 2,41,955/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/06/2020 6:02PM with Govt. Ref. No: 192020210022618888 on 26-06-2020, Amount Rs: 2,41,955/-,
Bank: SBI EPay (SBIEPay), Ref. No: 4420251182701 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. 14,51,570/- and Stamp Duty paid by by online = Rs 14,51,560/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/06/2020 6:02PM with Govt. Ref. No: 192020210022618888 on 26-06-2020, Amount Rs: 14,51,560/-,
Bank: SBI EPay (SBIEPay), Ref. No: 4420251182701 on 26-06-2020, Head of Account 0030-02-103-003-02



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

On 06-07-2020

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1999.

Payment of Fees

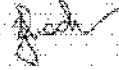
Certified that required Registration Fees payable for this document is Rs 2,42,039/- (A(1) = Rs 2,41,920/- E = Rs 35/- J = Rs 55/- M(a) = Rs 25/-, M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 14,51,570/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 14, 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 195999 to 196090
being No 190403200 for the year 2020.



Digitally signed by SRIJANI GHOSH
Date: 2020.07.15 14:04:52 +05:30
Reason: Digital Signing of Deed.

Srijani

Certified to be a true Copy

(Srijani Ghosh) 2020/07/15 02:04:52 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

CHECKED BY

Mm
H.C.
04/09/2020



(This document is digitally signed.)

Srijani
Additional Registrar of Assurance, Kolkata
04/09/2020