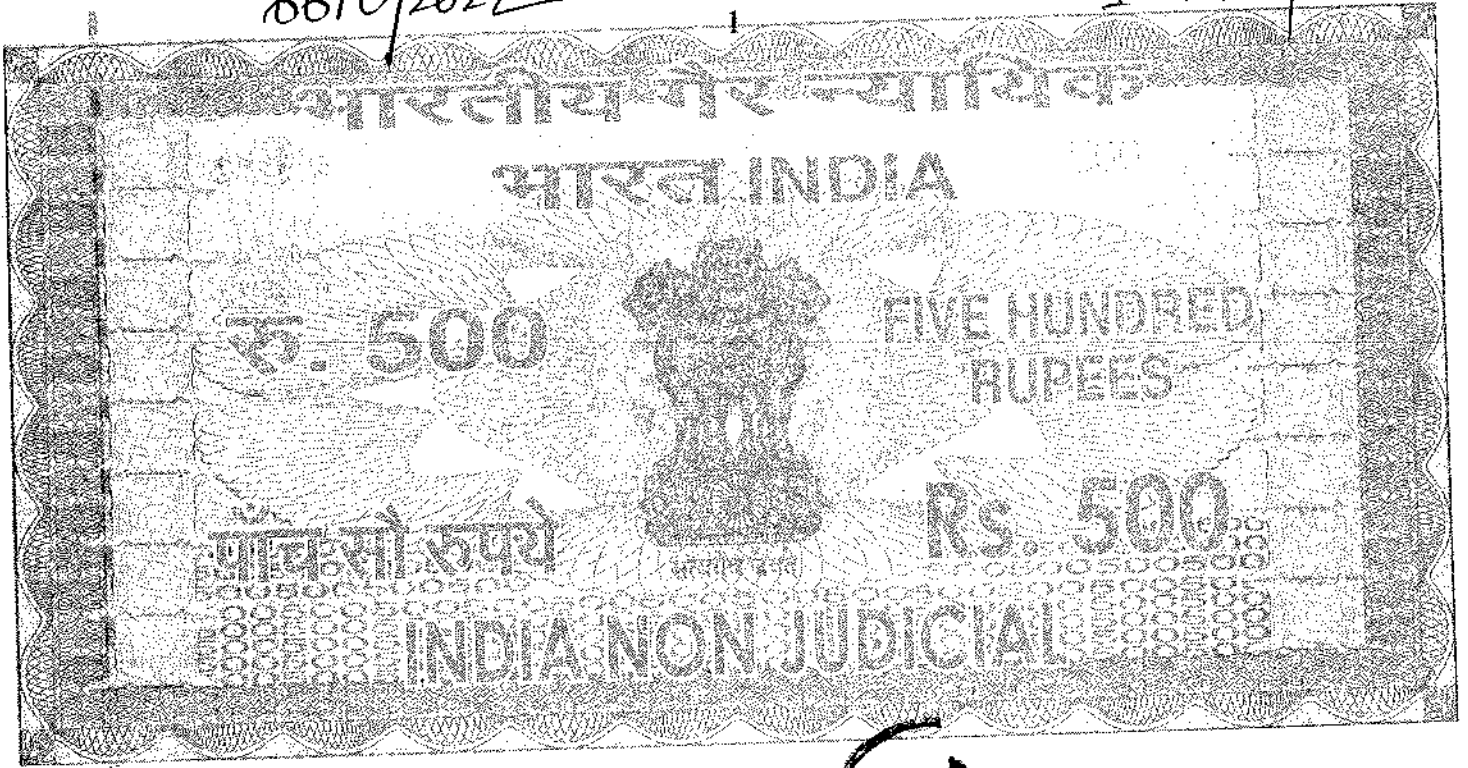


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Additional Registrar of
Assurances-IV, Kolkata

Certified that the Document is admitted to
Registration. The Signature Sheet and the
endorsement sheet attached to this document
are the part of this Document.

Additional Registrar
of Assurances-IV, Kolkata

12 APR 2022

THIS AGREEMENT made this 12th day of April Two Thousand and Twenty Two

BETWEEN

1 PARTIES:

1.1 OWNERS:

1.1.1 **ANTRAY DEVELOPERS LLP** (LLPIN: AAE-1481 and PAN: ABCFA7156N),
a Limited Liability Partnership incorporated under the Limited Liability
Partnership Act, 2008 having its Registered Office at 304, Chandan Niketan, 52A,
Shakespeare Sarani, Kolkata-700017, Post Office-Circus Avenue, Police Station-
Beniapukur.

1.1.2 **BANGBHUMI AGENCY LLP** (having LLPIN: AAZ-3951 and PAN:
AAYFB7033L) (converted from Bangbhumi Agency Private Limited), a Limited
Liability Partnership incorporated under the Limited Liability Partnership Act,

2008), having its registered office at 304, Chandan Niketan, 52A, Shakespeare Sarani, Kolkata-700017, Post Office-Circus Avenue, Police Station-Beniapukur, Post Office-Circus Avenue, Police Station-Beniapukur.

- 1.1.3 BLUEMOTION TRADING LLP** (having LLPIN: AAZ-4130 and PAN: AAYFB7036R) (converted from Bluemotion Trading Private Limited), a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008), having its registered office at 304, Chandan Niketan, 52A, Shakespeare Sarani, Kolkata-700017, Post Office-Circus Avenue, Police Station-Beniapukur, Post Office-Circus Avenue, Police Station-Beniapukur.
- 1.1.4 FASTSPEED TIE-UP LLP** (having LLPIN: AAZ-3957 and PAN: AAIFF0822B) (converted from Fastspeed Tie-Up Private Limited), a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008), having its registered office at 304, Chandan Niketan, 52A, Shakespeare Sarani, Kolkata-700017, Post Office-Circus Avenue, Police Station-Beniapukur, Post Office-Circus Avenue, Police Station-Beniapukur.
- 1.1.5 GOODPOINT PROJECTS LLP** (having LLPIN: AAZ-3959 and PAN: AAXG4338E) (converted from Goodpoint Projects Private Limited), a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008), having its registered office at 304, Chandan Niketan, 52A, Shakespeare Sarani, Kolkata-700017, Post Office-Circus Avenue, Police Station-Beniapukur, Post Office-Circus Avenue, Police Station-Beniapukur.
- 1.1.6 HEMANG DISTRIBUTORS LLP** (having LLPIN: AAZ-3962 and PAN: AAOFH4467L) (converted from Hemang Distributors Private Limited), a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008), having its registered office at 304, Chandan Niketan, 52A, Shakespeare Sarani, Kolkata-700017, Post Office-Circus Avenue, Police Station-Beniapukur, Post Office-Circus Avenue, Police Station-Beniapukur.
- 1.1.7 KALYANKARI REALTORS LLP** (having LLPIN: AAZ-3964 and PAN: AAYFK1322R) (converted from Kalyankari Realtors Private Limited), a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008), having its registered office at 304, Chandan Niketan, 52A, Shakespeare Sarani, Kolkata-700017, Post Office-Circus Avenue, Police Station-Beniapukur, Post Office-Circus Avenue, Police Station-Beniapukur.
- 1.1.8 KARNI INFRA PROPERTIES LLP** (having LLPIN: AAZ-4521 and PAN: AAYFK1320P) (converted from Karni Infra Properties Private Limited), a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008), having its registered office at 304, Chandan Niketan, 52A, Shakespeare

Sarani, Kolkata-700017, Post Office-Circus Avenue, Police Station-Beniapukur,
Post Office-Circus Avenue, Police Station-Beniapukur.

- 1.1.9 KOTIRATAN MERCANTILE LLP** (having LLPIN: AAZ-3968 and PAN: AAYFK1321N) (converted from Kotiratan Mercantile Private Limited), a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008), having its registered office at 304, Chandan Niketan, 52A, Shakespeare Sarani, Kolkata-700017, Post Office-Circus Avenue, Police Station-Beniapukur, Post Office-Circus Avenue, Police Station-Beniapukur.
- 1.1.10 OVERSURE TRADELINKS LLP** (having LLPIN: AAZ-3971 and PAN: AAHFO7087J) (converted from Oversure Tradelinks Private Limited), a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008), having its registered office at 304, Chandan Niketan, 52A, Shakespeare Sarani, Kolkata-700017, Post Office-Circus Avenue, Police Station-Beniapukur, Post Office-Circus Avenue, Police Station-Beniapukur.
- 1.1.11 PANCHSHREE DEALER LLP** (having LLPIN: AAZ-4131 and PAN: ABBFP1790L) (converted from Panchshree Dealer Private Limited), a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008), having its registered office at 304, Chandan Niketan, 52A, Shakespeare Sarani, Kolkata-700017, Post Office-Circus Avenue, Police Station-Beniapukur, Post Office-Circus Avenue, Police Station-Beniapukur.
- 1.1.12 ROSCO VINIMAY LLP** (having LLPIN: AAZ-7300 and PAN: ABEFR1862L) (converted from Rosco Vinimay Private Limited), a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008), having its registered office at 304, Chandan Niketan, 52A, Shakespeare Sarani, Kolkata-700017, Post Office-Circus Avenue, Police Station-Beniapukur, Post Office-Circus Avenue, Police Station-Beniapukur.
- 1.1.13 RUDRAMALA EXPORTS LLP** (having LLPIN: AAZ-3972 and PAN: ABEFR0952R) (converted from Rudramala Exports Private Limited), a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008), having its registered office at 304, Chandan Niketan, 52A, Shakespeare Sarani, Kolkata-700017, Post Office-Circus Avenue, Police Station-Beniapukur, Post Office-Circus Avenue, Police Station-Beniapukur.
- 1.1.14 TOPFLOW COMMODITIES LLP** (having LLPIN: AAZ-3973 and PAN: AASFT3487E) (converted from Topflow Commodities Private Limited), a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008), having its registered office at 304, Chandan Niketan, 52A, Shakespeare Sarani, Kolkata-700017, Post Office-Circus Avenue, Police Station-Beniapukur, Post Office-Circus Avenue, Police Station-Beniapukur.

1.1.15 VIEWMORE TRADELINK LLP (having LLPIN: AAZ-3987 and PAN: AAUFV8514E) (converted from Viewmore Tradelink Private Limited), a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008), having its registered office at 304, Chandan Niketan, 52A, Shakespeare Sarani, Kolkata-700017, Post Office-Circus Avenue, Police Station-Beniapukur, Post Office-Circus Avenue, Police Station-Beniapukur.

– all the Owners Nos. 1.1.1 to 1.1.15 represented by their Authorized Signatory Mr. Nikhil Karnani (Aadhaar Card No.: 947696690566 and PAN: AKNPK3653L), son of Mr. Mahesh Karnani, by religion Hindu, by occupation Business, by nationality Indian, of 304, Chandan Niketan, 52A, Shakespeare Sarani, Kolkata-700017, Post Office-Circus Avenue, Police Station-Beniapukur.

hereinafter referred to as “the **OWNERS**” (which expression shall, unless excluded by or repugnant to the subject or context herein, be deemed to mean and include their respective successor or successors-in-office and/or successors-in-interest and/or assigns) of the **ONE PART**; AND

1.2 DEVELOPER:

SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED (CIN: U45400WB2013PTC199191 and PAN: AAUCS0232R), a Company incorporated under the Companies Act, 1956 and within the meaning of the Companies Act, 2013 having its Registered Office at 3/1, Dr. U. N. Brahmachari Street, Kolkata-700017, Post Office-Circus Avenue, Police Station-Shakespeare Sarani, represented by its Director Mr. Vedant Sureka (DIN: 06722324 and PAN: BSSPS1969P), son of Mr. Pradeep Kumar Sureka, by religion Hindu, by occupation Business, by nationality Indian, of 3/1, Dr. U. N. Brahmachari Street, Kolkata-700017, Post Office-Circus Avenue, Police Station-Shakespeare Sarani; hereinafter referred to as “the **DEVELOPER**” (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors-in-office and/or successors-in-interest and/or assigns) of the **OTHER PART**.

SECTION-I # DEFINITIONS:

2 DEFINITIONS: Unless in this Agreement there be something contrary or repugnant to the subject or context:-

2.1.1 “Agreed Ratio” shall mean the ratio in which the Realizations and several other matters referred to herein shall be shared or distributed between the Owners and the Developer which shall be 8.5% (eight and half percent) of the Owners and 91.5% (ninety-one and half percent) of the Developer.



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN:	192022230005830211	Payment Mode:	Online Payment
GRN Date:	11/04/2022 14:10:52	Bank/Gateway:	HDFC Bank
BRN :	1762448505	BRN Date:	11/04/2022 14:04:24
Payment Status:	Successful	Payment Ref. No:	2000903750/5/2022

[Query No*/Query Year]

Depositor Details

Depositor's Name:	SUREKA ISHA ZION DEVELOPERS PVT LTD
Address:	3/1 DR UN BRAHMACHARI STREET
Mobile:	9830251884
EMail:	AMIT.BHATTACHARYA@SUREKAPROPERTIES.COM
Depositor Status:	Buyer/Claimants
Query No:	2000903750
Applicant's Name:	Mr ISHITA BOSE
Identification No:	2000903750/5/2022
Remarks:	Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000903750/5/2022	Property Registration- Stamp duty	0030-02-103-003-02	74521
2	2000903750/5/2022	Property Registration- Registration Fees	0030-03-104-001-16	680021

Total **754542**

IN WORDS: **SEVEN LAKH FIFTY FOUR THOUSAND FIVE HUNDRED FORTY TWO ONLY.**

- 2.1.2 "Appropriate Authorities"** shall according to the context mean all or any of the Central or State Government or any department thereof and/or its officers and functionaries and also all other State, Executive, Judicial or Quasi-Judicial authorities, Local Authority, Government Company, Statutory Bodies and/or other authorities and include the Panchayat and Panchayat Samity having jurisdiction over the Subject Property, any municipal authority (if having jurisdiction over the Subject Property), Kolkata Metropolitan Development Authority, Collector, Municipal Engineering Directorate, Zilla Parishad, Planning Authority, Development Authority, B.L.&L.R.O., D.L.&L.R.O., Collector, Real Estate Authorities, Fire Brigade, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, Airport Authority, Police Authorities, Law Enforcement Authorities, Pollution Control Authorities, Fire Service Authorities, Insurance Companies, Goods and Service Tax Authorities, Courts, Tribunals, Judicial and Quasi-Judicial authorities and forums having jurisdiction over the relevant activity and include the concerned Service/Utility Providers for electricity, water, drainage, sewerage, lift, generator, telecom, television, wireless connectivity, digital and other utilities whatsoever or howsoever.
- 2.1.3 "Building Complex"** shall mean and include the Project Site and the New Buildings thereat with the Common Areas and Installations and all other open and covered spaces thereat.
- 2.1.4 "Building Plans"** shall mean the plans for construction of the New Buildings already caused to be sanctioned by the Developer from the Hariharpur Gram Panchayat and include all modifications and/or alterations as may be made thereto as also all extensions and/or renewals thereof.
- 2.1.5 "Common Areas and Installations"** shall mean such parts, portions and areas in the Project Site which the Developer may from time to time identify and earmark for common use by all or any one or more of the Transferees or any other person in common with the Owners and/or the Developer and include any variations or relocations thereof as may be made by the Developer in consultation with the Owners. A list of tentative Common Areas and Installations is given in the **SECOND SCHEDULE** hereto.
- 2.1.6 "Common Purposes"** shall mean and include the purposes of managing, maintaining, administering, up-keep and security of the Building Complex and in particular the Common Areas and Installations; rendition of common services in common to the Transferees thereof; collection and disbursement of the Common Expenses; the purpose of regulating mutual rights, obligations and liabilities of the Transferees thereof; and dealing with all matters of common interest of the Transferees thereof.

- 2.1.7 "Completion of Construction"** in respect of any Unit or New Buildings or part thereof forming part of the Building Complex shall mean the compliance of requirements mentioned in Clause 8.13.2 hereto.
- 2.1.8 "Developer's Realization Share"** shall mean and include:
- 2.1.8.1 For the initial Realizations of upto an aggregate sum of Rs.80,00,00,000/- (Rupees eighty crores) -100% (one hundred percent);
 - 2.1.8.2 For the Realizations over and above the initial Rs.80,00,00,000/- (Rupees eighty crores) - 91.5% (ninety-one decimal half percent).
- 2.1.9 "Developer's Allocation"** shall mean and include the Developer's Realization Share and include all other properties and rights belonging to the Developer in terms hereof.
- 2.1.10 "Encumbrances"** shall include mortgages, charges, security interest, liens (including negative lien), lis pendens, hypothecations, attachments, leases, tenancies, bargadar, occupancy rights, licenses, uses, debutters, trusts, bankruptcy, insolvency, wakfs, acquisition, requisition, vesting, any other encumbrance, claims, demands and liabilities whatsoever or howsoever.
- 2.1.11 "Deposits"** shall mean and include the amounts mentioned in the **FOURTH SCHEDULE** hereto subject to the conditions as contained in Clause 12.3 hereto.
- 2.1.12 "Force Majeure"** shall mean any event or combination of events or circumstances beyond the control of a Party including (a) Acts of God i.e. fire, draught, flood, earthquake, storm, lightning, epidemics, pandemic and other natural disasters; (b) Explosions or accidents, air crashes; (c) General strikes and/or lock-outs, civil disturbances, curfew etc.; (d) Civil commotion, insurgency, war or enemy action or terrorist action; (e) Change in Law, Rules and Regulations, injunctions, prohibitions, or stay granted by court of law, Arbitrator, Government; (f) Non-functioning of any existing or new Appropriate Authorities due to any reason whatsoever; (g) Any litigation against the Owners in relation to their title to the Subject Property and any order of injunction/stay arising out of such litigation restraining the construction or development on the Subject Property or any part or portion thereof including any lockdown imposed by the Government of India or the Government of West Bengal and of which the affected party has notified the other party in writing upon its occurrence and upon its cessation it being further expressly clarified that any event which does not continue beyond a continuous period of more than 7 days shall not be Force Majeure.
- 2.1.13 "New Buildings"** shall mean the one or more buildings and other structures to be constructed from time to time at or portion/s of the Project Site.

- 2.1.14 **"Other Land Owners"** shall mean the (A) Arrowline Conclave Private Limited, (B) Flowtop Dealers Private Limited, (C) Foremost Commotrade Private Limited, (D) Ganeshvani Barter Private Limited, (E) Jagmata Vanijya Private Limited, (F) Kamaldhan Sales Private Limited, (G) Lookline Vanijya Private Limited, (H) Mahamani Exports Private Limited, (I) Mangalshiv Merchandise Private Limited, (J) Nishdin Commerce Private Limited, (K) Nityadhara Tradelink Private Limited, (L) Shivkripa Vanijya Private Limited, (M) Subhvani Sales Private Limited, (N) Swaransathi Impex Private Limited, (O) Touchwin Suppliers Private Limited and include their respective successors or successors in office/interest and/or assigns.
- 2.1.15 **"Owners' Realization Share"** shall mean and include 8.5% (Eight and half percent) of all Realizations beyond the initial Rs.80,00,00,000/- (Rupees eighty crores).
- 2.1.16 **"Owners' Allocation"** shall mean and include the Owners' Realization Share and include all other properties and rights belonging to the Owners in terms hereof.
- 2.1.17 **"Parking Spaces"** shall mean the spaces at the Building Complex including at covered space, open area or under a shade at the open area or mechanized multilevel systems at the open area for parking of motor cars and/or two-wheelers.
- 2.1.18 **"Pass Through Charges"** shall mean the Goods and Service Tax or any substitutes, additions or alterations or statutory modifications thereof and any other impositions, levies or taxes (other than Income Tax) on the Transfer in favour of the Transferees.
- 2.1.19 **"Real Estate Laws"** shall mean the Real Estate (Regulation and Development) Act, 2016 and include all amendments, substitutes and/or statutory modifications thereof and also all rules, regulations and byelaws framed thereunder.
- 2.1.20 **"Realizations"** shall mean and include all amounts received or receivable from time to time against Transfer of or otherwise in respect of the Building Complex or any Units, Parking Spaces, club, recreational and other facilities and other Transferable Areas thereat and also include price, Preferred Location Charges, (if any), Floor Rise Escalation, costs, charges, nomination charges, cancellation compensation, interest from transferees,; but shall not include any amounts received from the Transferees on account of (a) Pass Through Charges and Deposits. It is clarified that in addition to the above amounts, if the Developer directly or indirectly charges or receives any amount on any other account from the Transferees including for electricity, transformer, generator, etc., the same shall also be and form part of the Realizations.
- 2.1.21 **"Refundable Deposit"** shall mean a sum of Rs.6,80,00,000/- (Rupees six crores eighty lakhs) only refundable by the Developer to the Owners in terms hereof.

- 2.1.22 **"Shares in land"** shall mean the proportionate undivided share in the land of whole or part of the Subject Property attributable to any Unit.
- 2.1.23 **"Subject Property"** shall mean the land morefully and particularly described in the **FIRST SCHEDULE** hereunder written.
- 2.1.24 **"Project Site"** shall mean 8.047359 acres of land at Mouza Baikunthapur out of which 3.989094 acres more or less comprised in the Subject Property is owned by the Owners hereto and the remaining area is owned by the Other Land Owners.
- 2.1.25 **"Transfer"** (with grammatical variations), insofar as the same relates to Units shall mean transaction of sale and insofar as the other Transferable Areas shall mean transaction by sale, grant or otherwise.
- 2.1.26 **"Transferable Areas"** shall mean the Units, Parking Spaces, private/reserved terraces/roofs with or without any facilities and all other areas at the Building Complex capable of being transferred independently or by being added to the area of any Unit or by making the same appurtenant to any Unit or otherwise and shall also include any area, right or privilege at the Building Complex capable of being commercially exploited or transferred for consideration in any manner and include the proportionate undivided shares in land and/or the Common Areas and Installations appurtenant to the Units.
- 2.1.27 **"Transferees"** shall mean the persons to whom any Transferable Areas in the Building Complex are Transferred or agreed to be Transferred.
- 2.1.28 **"Units"** shall mean the independent and self-contained residential apartments and non-residential shops, offices, assembly/mercantile and other spaces including any private/reserved terraces/roofs capable of being exclusively held used or occupied by a person.
- 2.2 INTERPRETATION:**
- 2.2.1 Reference to any Clause shall mean such Clause of this Agreement and include any sub-Clauses thereof. Reference to any Schedule shall mean such Schedule to this Agreement and include any parts of such Schedule.
- 2.2.2 Headings, Clause Titles, Capitalized expressions and Bold expressions are given for convenience only and shall not be used for or influence the interpretation of any Clause or sub-Clause hereof.
- 2.2.3 Words of any gender are deemed to include those of the other gender.
- 2.2.4 Words using the singular or plural number also include the plural or singular number, respectively.

- 2.2.5 The terms “hereof”, “herein”, “hereby”, “hereto” and derivative or similar words refer to this entire Agreement or specified Articles of this Agreement, as the case may be.
- 2.2.6 Reference to the word “include” shall be construed without limitation.
- 2.2.7 The Schedules/Annexure and recitals hereto shall constitute an integral part of this Agreement and any breach of the stipulations contained in the Schedules shall be deemed to be a breach of this Agreement.
- 2.2.8 Reference to a document, instrument or agreement (including, without limitation, this Agreement) is a reference to any such document, instrument or agreement as modified, amended, varied, supplemented or novated in writing from time to time in accordance with the provisions.

SECTION-II # RECITALS AND REPRESENTATIONS:

3 RECITALS/REPRESENTATIONS:

3.1 RECITALS:

- 3.1.1 The Owners are the full and absolute Owners of the Subject Property.
- 3.1.2 Pursuant to pre-existing negotiations between the Developer, the Owners and the Other Land Owners, the Developer, the Owners and the Other Land Owners entered into a Development Agreement dated 20th June, 2017 which was registered in the Office of the Additional Registrar of Assurances I, Kolkata and recorded in Book No. I, Volume No. 1901-2018 at pages 45796 to 45900 and numbered as Deed No. 190101014 for the year 2018 in connection with the Project Site.
- 3.1.3 Pursuant thereto the Parties described as Owners in the said Development Agreement dated 20th June, 2017 also executed a Power of Attorney dated 16th April 2018 in favour of the Developer. The said Power of Attorney was also registered in the Office of the Additional Registrar of Assurance-III, Kolkata and recorded in Book No. IV, Volume No. 1903-2018 at pages 75595 to 75704 and numbered as Deed No. 190302548 for the year 2018.
- 3.1.4 The terms and conditions of the said agreement dated 20th June, 2017 could not be substantially acted upon thereby making the parties to the same give up and cancel the same ab initio after saving the actions already taken by the Parties thereto in pursuance thereof as is also recorded in the cancellation deed recited hereinafter.
- 3.1.5 Accordingly, by a cancellation dated 12th April, 2022 the ineffectiveness and cancellation of the Development Agreement dated 20th June, 2017 was recorded, inter alia, after saving few actions already taken by the parties thereto.

- 3.1.6 Pursuant thereto the Power of Attorney dated 16th April 2018 has also been revoked by a Deed of Revocation of Power of Attorney dated 12th April, 2022;
- 3.1.7 By another development agreement of even date, the Other Land Owners have appointed the Developer to develop the Building Complex by including their portion of the Project Site on the terms and conditions agreed between the Other Land Owners and the Developer. The Subject Property of the Owners and the property of the Other Land Owners constitute the entire land in the Project Site.
- 3.1.8 Pursuant to further discussions between the parties and the representations as hereinafter contained, the Owners and the Developer have agreed to enter into this agreement whereby the Developer shall, inter alia, be entitled to the exclusive right to develop the Building Complex by including the Subject Property as part of the Project Site and to Transfer the Transferable Areas to interested Transferees and be entitled to the Developer's Allocation and other benefits hereinstated and the Owners shall Transfer the proportionate undivided shares in the land of the Subject Property to the Transferees and shall, inter alia, be entitled to the Owners Allocation and other benefits hereinstated.

3.2 REPRESENTATIONS:

- 3.2.1 The Owners made the following several representations, assurances and warranties to the Developer which have been relied upon and believed to be true and correct by the Developer for the purpose of entering upon this Agreement and the transaction envisaged herein:
- 3.2.1.A That the Owners are presently the full and absolute Owners of the Subject Property with good marketable title free from all Encumbrances whatsoever and in khas vacant and peaceful possession thereof. The facts about the Owners deriving title to the Subject Property is represented and warranted by the Owners in the **FIFTH SCHEDULE** hereto and the same are all true and correct.
- 3.2.1.B There are proper boundary walls on all sides of the Project Site.
- 3.2.1.C That there is no notice of acquisition or requisition or alignment under the Land Acquisition Act or The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 received or pending in respect of the Subject Property or any part thereof and the Subject Property.
- 3.2.1.D That neither the Subject Property nor any part thereof has been attached or forfeited and/or is liable to be attached or forfeited under any laws or order or decree of any authority or Court of Law or due to Income Tax, Foreign Exchange, Money Laundering or any other Statutory Dues or Public Demand.

- 3.2.1.E There is no impediment, obstruction, restriction or prohibition in the Owners entering upon this Agreement and/or in the development and transfer of the Subject Property.
- 3.2.1.F That all the original documents of title in respect of the Subject Property are in the personal custody of the Owners and the same have not been deposited with anyone nor confiscated or seized by any authority nor used as security or collateral security or bond or otherwise in respect of any activity or transaction whatsoever.
- 3.2.1.G As on the date of execution of these presents there is no suit, dispute, claim or other legal proceeding, civil, criminal or revenue pending by or against the Owners and/or any other person affecting or in any way relating to the Subject Property and there is no legal proceeding, dispute or claim affecting the Subject Property and/or the Owners. As on date there is also no order of injunction or status quo against the Owners and/or any other person affecting or in any way relating to the Subject Property.
- 3.2.1.H There is no internal dispute between the Owners as on date. Resolution of any internal dispute amongst the Owners in future shall be the responsibility of the Owners. Cost of such litigation, if any, shall be paid by the Owners. It is further agreed that the delay in Completion of the Project occasioned due to such litigation between the Owners shall be excluded from the Completion Time and Grace Period stipulated hereunder.
- 3.2.1.I That the Owners have not stood as Guarantor or Surety for any obligation, liability, bond or transaction whatsoever.
- 3.2.1.J That no other agreement or contract with any other person in connection with the Subject Property or any part thereof or its development/sale/transfer nor any power of attorney in favour of any person is subsisting.
- 3.2.1.K That the Owners have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Subject Property or any part thereof can or may be impeached, encumbered or affected in title or would in any way impair, hinder and/or restrict the development transfer and other activities envisaged under this Agreement.
- 3.2.1.L That the Owners have not mortgaged or charged or provided security interest in respect of the Subject Property or any part thereof and there is no notice or proceeding for realization or recovery of the dues of the Bank nor is there any notice or proceeding of winding up or bankruptcy or insolvency proceedings under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 or the Companies Act or Insolvency and Bankruptcy Code or

before the Debts Recovery Tribunal or before any Court or Tribunal filed or pending against the Owners.

3.2.1.M That there is no difficulty in the compliance of the obligations of the Owners hereunder.

3.2.1.N That the Owners are duly organized and validly existing under the prevailing laws of India and have full power and authority (corporate or otherwise) and are lawfully owning their assets and properties and have trade licenses required to carry on its business as now conducted.

3.3. REPRESENTATIONS OF DEVELOPERS: The Developer has represented and assured the Owners, inter alia, as follows:-

3.3.1. The Developer is carrying on business of construction and development of real estate and has infrastructure, expertise, and resources in this field.

3.3.2. The Developer has full authority to enter into this Agreement and appropriate resolutions/authorizations to that effect exist.

3.3.3. It is duly organized and validly existing under the prevailing laws of India and has full power and authority (corporate or otherwise) and has all material governmental licenses, consents, and approvals necessary to own its assets and properties and to carry on its business as now conducted.

3.3.4. There is no difficulty in compliance of the obligations of the Developer hereunder.

3.3.5. The Developer has secured proper and sufficient rights from the Other Land Owners to cause and ensure the unaffected compliance of all obligations of the Developer hereunder. The Developer shall be solely liable and responsible for all compliances of the other agreements and related contracts entered upon with the Other Land Owners by the parties thereto and shall ensure that the development of the Building Complex or Transfer or Transferable Areas or payment or delivery of Owners' Allocation to the Owners or any other compliance of the Developer hereunder is not affected in any manner whatsoever or howsoever.

3.4 The parties are now entering upon this Agreement to put into writing all the terms and conditions agreed between them in connection with the development of the Building Complex by including the Subject Property as part of the Project Site and the administration and Transfer of the Building Complex and the respective rights and obligations of the parties in respect of the same as hereinafter contained.

SECTION-III # WITNESSETH:

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO as follows:

4 AGREEMENT AND CONSIDERATION:

- 4.1 The Developer hereby agrees to maintain its sole and exclusive rights to develop the land of the Other Land Owners forming part of the Project Site and in consideration thereof and of the obligations, covenants, terms and conditions contained herein and on the part of the Developer to be observed, fulfilled, performed and complied with, the Owners have agreed to grant rights to the Developer in respect of the Subject Property as hereinafter contained.
- 4.2 In the premises aforesaid, the Owners hereby agree to provide the entirety of the Subject Property and hereby grant to the Developer exclusive rights and authority to develop the Subject Property as a Building Complex and to Transfer and administer the Building Complex on the terms and conditions hereinafter contained and in consideration thereof and further in consideration of the obligations, covenants, terms and conditions contained herein and on the part of the Owners to be observed, fulfilled and complied with, the Developer has agreed to the same on the terms and conditions hereinafter contained.
- 4.3 With effect from the date hereof, the Developer shall have the sole and exclusive rights, authorities and entitlements (a) to develop and construct or cause to be developed and constructed the Building Complex at the Subject Property, (b) to administer the Building Complex in the manner and until the period as morefully contained herein, (c) to Transfer all the Transferable Areas, (d) to the Developer's Allocation, and (e) to all other properties benefits and rights of the Developer hereunder or to which the Developer is entitled hereunder; **And** the Owners shall be entitled (a) to the Owners Allocation and (b) all other properties benefits and rights of the Owners hereunder or to which the Owners are entitled hereunder; on and subject to the terms and conditions hereinafter contained.
- 4.4 The New Buildings and all other works shall be constructed or caused to be constructed by the Developer at its own costs and expenses upon complying with all provisions of law. The Owners hereby agree to sell and transfer the Shares in land attributable to the Transferable Areas in favour of the concerned Transferees and the sale of the same shall be completed upon Completion of Construction of the concerned Transferable Areas and the consideration for the same shall be the Owners Realization Share arising from the same.
- 4.5 The agreement and the rights of the Developer shall be and shall remain valid and subsisting at all times and cannot be cancelled save in accordance with any specific terms and conditions mentioned herein.

5 **OBLIGATIONS OF OWNERS:**

- 5.1 **ATTRIBUTES REQUIRED FOR SUBJECT PROPERTY:** The Owners shall be wholly responsible and liable to cause and ensure the availability of the Subject Property towards the development and Transfer in terms hereof. In connection with the Subject Property, the Owners shall be bound to comply with and meet the following attributes:
- 5.1.1 **Marketable Title:** The Subject Property and each part thereof shall be absolute freehold property with good and marketable title of the Owners. The Owners have made out their marketable title of the Subject Property and shall maintain the same, at their costs. In connection with their obligations pertaining to title and ownership as aforesaid, the Owners have provided a Search Report with Chain of Title in respect of the Subject Property prepared in or about the period of their purchase thereof certifying the same as free from all encumbrances. Any other objection or adverse claim of any person as regards title or any defect in title or any Encumbrance to the extent relating exclusively to the Subject Property shall be dealt with and settled and cleared by the Owners at their own costs.
- 5.1.2 **Free from Encumbrances:** The Owners have provided the Subject Property free from all Encumbrances. The Owners shall not hereafter create any Encumbrance over the Subject Property except as expressly permitted elsewhere herein. In the event any encumbrance or litigation is subsequently discovered or initiated in respect of title the same shall be resolved by the Owners but the cost thereof shall be borne by the Owners and the Developer in equal share. The Developer shall, however, be entitled to get reimbursed such portion of costs incurred by it from the Other Land Owners without any objection from the Owners. All co-operation and assistance required from the Other Land Owners shall be ensured by the Developer.
- 5.1.3 **Boundary Wall and Gates:** The Project Site is already secured by a boundary wall with gates. The Owners on their part hereby accord their no objection to the Developer commencing the development works from the Project Site upon taking approval from the Other Land Owners.
- 5.1.4 **Mutation and Separation:** The Owners have supplied Mutation Certificates which reflect their legal character as Private Limited Companies. The Owners have already applied for and shall obtain mutation of their names consequent upon their conversion from Private Limited Companies to Limited Liability Partnerships from the concerned B.L.&L.R.O. The Owners shall endeavor to provide such documents in about 3 (three) months from the date of this Agreement. The costs and expenses for the aforesaid updation of the records shall be borne by the Owners. Besides this, any other correction or record updation in respect of any error if found in future will be done by the Owners at their costs and expenses.
- 5.1.5 **Conversion:** The Owners have already caused conversion of the Subject Property under Section 4C of the West Bengal Land Reforms Act, 1955 prior to sanction of building plans.

- 5.1.6 **Possession:** For the purpose of the Development proposed hereby the legal possession (including under Section 53A of the Transfer of Property Act, 1882) shall remain with the Owners and the Owners are hereby granting unto the Developer a license to enter upon the Subject Property and construct thereupon.
- 5.1.7 **Fit for Development:** The Subject Property alongwith the remaining portion of the Project Site is subject matter of the said sanctioned plans and subject to the Developer obtaining consent and authority of the Other Land Owners, the same is fit for development of the Building Complex and Transfer of the Transferable Areas therein.
- 5.1.8 **Dues on the Subject Property:** The Owners have paid and cleared upto date land revenue, property tax and any other dues or taxes, if any outstanding in respect of the Subject Property until the date of execution of this agreement.
- 5.2 **COMPLIANCE OF REAL ESTATE LAWS:** The Owners shall comply with all requirements of Real Estate Laws as applicable to a land owner.
- 5.3 **TITLE DEEDS & OTHER DOCUMENTS:**
- 5.3.1 The Owners shall deposit all title deeds and link deeds, relating to the Project Site particulars whereof are mentioned in the **SIXTH SCHEDULE** hereto and hereinafter referred to as "the **said Documents**" in a Joint Locker held by the Owners' Named Representative and the Developer within 30 (thirty) days from this Agreement.
- 5.3.2 Upon completion of sale and transfer of all the Units and/or Transferable Areas in the Building Complex, the Developer will deliver the Original title Deeds and any further documents that may be come in the hands of the Developer during the course of development to the Association of the Transferees of the New Buildings.
- 5.3.3 The Developer shall be entitled from time to time and at all times to produce, submit, deliver, give copies and extracts of and from the said Documents before government and semi government bodies and authorities, local authorities, statutory bodies, courts, tribunals, judicial and quasi-judicial forums, service providers and other persons and authorities as may be required and for that to obtain the same from the escrow holder. The Developer shall also be entitled to produce the said Documents or copies and extracts of and from the said Documents before banks or other financial institutions who would be providing finance/loans/advances to the Developer for development of the Subject Property and also provide inspection and give copies thereof to any financier giving loans or advances to any Transferee and the Owners' Named Representative shall attend such inspection and for opening and closing the Joint Locker upon re-depositing the originals in the same.
- 5.3.4 In the event of the Owners being required to produce the said Documents in terms of any covenant to such effect being contained in any title deed, the Owners shall be entitled to

call upon the Developer to cause the same to be produced for inspection or otherwise generally to produce the same as the Owners may be called upon to in terms of the covenants contained in the said title deeds forming part of the said Documents.

- 5.4 The Developer acknowledges and accepts that save the obligations to be complied with in terms of Clause 5.1.1 and 5.1.3 and the costs and expenses payable as per the said two Clauses, there are no pending obligations of the Owners on any account whatsoever and no further costs and expenses will be incurred by the Owners on any account whatsoever or howsoever.

6 **PLANNING:**

- 6.1 The planning and layout for the development of the Subject Property is already part of the sanctioned building plans. The final implementation planning without violating the sanctioned plans on, inter alia, the aspects mentioned hereinbelow, shall be done by the Developer:
- 6.1.1 The look and design concept and layout of the Building Complex and also of landscaping, plantation, walkways, driveways, etc., at the Subject Property;
 - 6.1.2 Club and/or sporting/entertainment/recreation/health center for the Transferees and the equipments, installations, services and facilities thereat.
- 6.2 The Owners shall be at liberty (but not obliged) to provide their suggestions and inputs in the implementation planning of the Building Complex without increasing the cost or the Completion time of the Developer in respect of the Building Complex but the incorporation of the same shall be at the discretion of the Developer in consultation with the Architect.
- 6.3 The Developer shall be free to plan, commence and continue the construction and development of the Project Site or any part thereof in multiple phases as the Developer may deem fit and proper without affecting the Completion Time.

7 **SURVEY, SANCTION AND MODIFICATION OF BUILDING PLANS:**

- 7.1 **SURVEY AND SOIL TESTING:** The Developer shall at its own costs and expenses carry out necessary survey and soil testing and other preparatory works in respect of the Subject Property.
- 7.2 **BUILDING PLANS:** The sanctioned Building Plan issued by the Hariharpur Gram Panchayat has been supplied to the Owners and the Developer shall construct the New Buildings in accordance therewith.

7.2.1 MODIFICATIONS AND ALTERATIONS:

7.2.1.1 The Developer shall be entitled from time to time to cause modifications and alterations to the building plans in such manner and to such extent as the Developer may deem fit and proper **Provided That** no modification or alteration can be made by the Developer whereby the total sanctioned area or saleable carpet area gets reduced.

7.2.1.2 The constructible area as per the Building Plan sanctioned is 11,78,642 square feet and the built up area and saleable carpet area including balcony area is 7,52,816 square feet and 6,92,136 square feet respectively as morefully set out in an area statement annexed herewith. The Parties agree that the constructible area of minimum saleable carpet area shall not be reduced under any circumstances. In the event that plans for subsequent phases are required to be altered then the same would be made upon mutual discussion between the Owners and the Developer.

7.3 **SIGNATURE AND SUBMISSION:** The Owners shall sign, execute, submit and deliver all applications, undertakings, declarations, affidavits, plans, letters and other documents and do all acts deeds and things as may be required by the Developer in connection with the application and/or obtaining the modification of Building Plans made as per terms above and for obtaining any approvals required to be obtained by the Developer for commencing or carrying out the Development at the Subject Property.

7.4 **CO-ORDINATORS:** The Owners shall nominate one representative ("**Owner's Named Representative**") who shall be duly appointed by virtue of having been authorized through a Resolution signed by all partners for coordination with the Developer. Likewise, the Developer shall also nominate only one representative who shall be duly appointed by virtue of having been authorized through a Board Resolution signed by all Directors for coordination with the Owners. The Owners or the Developer may change their respective representative upon giving at least 7 (seven) days prior notice in writing to the other party.

8 CONSTRUCTION OF THE BUILDING COMPLEX:

8.1 **CONSTRUCTION:** The Developer shall at its own cost and expense construct and build the New Buildings and other constructions and developments at the Subject Property and erect and install the Common Areas and Installations and complete and finish the entire Building Complex in accordance with the Implementation Planning of the Developer and upon due compliance of the Building Plans and laws affecting the same. The Developer shall have the sole and complete rights and obligations in respect of all aspects of development and construction.

8.2 **GOOD CONSTRUCTION:** The Developer shall construct erect and carry out the development at the Subject Property in a good and workman like manner with good quality of materials and specifications as mentioned in the **THIRD SCHEDULE** hereto or equivalent substitutes thereof. The Developer shall construct and build the New Buildings

in accordance with the Building Plans and all sanctionable modifications and alterations thereof and do all acts deeds and things as may be required for the said purposes in compliance with the provisions of the relevant acts and rules in force at the relevant time. The construction shall be done by the Developer in compliance of the legal requirements.

- 8.3 **REAL ESTATE LAWS:** The Developer shall register itself as a promoter and comply with all necessary requirements under the Real Estate Laws and required to be complied with by a promoter thereunder. The Developer shall not allow its registration to lapse or be cancelled or terminated and adhere to the Real Estate Laws fully and in all manner.
- 8.4 **TEAM:** The Architect for the Building Complex and the entire team of people required for the execution of the Building Complex shall be such person as may be selected and appointed by the Developer with suggestions from the Owners.
- 8.5 **UTILITIES:** The Developer shall be entitled to utilize the existing available and/or modify or alter or apply for and obtain new connections of water, electricity, power, drainage, sewerage and/or other utilities inputs and facilities (whether temporary or permanent) from all State or Central Government Authorities and statutory or other bodies required for the construction and use of the proposed Complex at its costs.
- 8.6 **COMMON AREAS AND INSTALLATIONS:** The Developer shall identify the Common Areas and Installations in the Subject Property meant jointly or individually for all or any of the individual New Buildings and/or the Subject Property as a whole and/or different phases thereof and also for all or some of the Transferees and/or Transferable Areas.
 - 8.6.1 The Developer shall provide for the availability of Common Areas and Installations on a phase wise basis providing for –
 - 8.6.1.1 Passages, pathways and driveways for ingress and egress by users of the Subject Property as developed from time to time;
 - 8.6.1.2 Electricity, drainage and sewerage and water connections with necessary constructions and equipments thereof;
 - 8.6.1.3 Lifts/staircases/elevators wherever applicable in the New Buildings;
 - 8.6.1.4 Any other area, installation or facility that the Developer may provide at the Subject Property;
 - 8.6.2 The Developer subject to compliance of existing laws shall be entitled to:-
 - 8.6.2.1 Erect, install and/or operationalize the Common Areas and Installations in phases and gradually;

- 8.6.2.2 Allow or permit only provisional and/or partial use of any of the Common Areas and Installations until Completion of Construction of the Building Complex or until such earlier time as the Developer may deem fit and proper;
 - 8.6.2.3 Change for betterment or improvement the dimension, capacity or any other physical or in-built specifications of any Common Installations in phases and from time to time to erect, install or shift any Installation into any new phase or other portions of the Subject Property;
 - 8.6.2.4 Erect temporary or permanent boundary between the different phases and to remove the same at any time or upon the completion of the later phase as the Developer may deem fit and proper;
 - 8.6.2.5 Impose restrictions and conditions for the use of the Common Areas and Installations;
 - 8.6.2.6 Provide for separate entrances and other Common Areas and Installations for different phases/groups of Transferees.
- 8.7 **AREAS:** The carpet area and built-up area in respect of the all the Units shall be as per applicable Real Estate Laws and shall be provided by the Developer to the Owners simultaneously upon the execution hereof.
- 8.8 **CALCULATION OF PROPORTIONATE SHARE:** The proportionate share in land and in the Common Areas and Installations attributable to any Unit in each phase shall be determined by taking the ratio in which the carpet of such Unit bears to the total carpet area of all the Units for the time being to contain in the New Buildings in such phase Provided That insofar as proportionate share in the Common Areas and Installations of individual buildings are concerned the same shall be determined by taking the ratio in which the carpet area of any Unit bears to the total carpet area of all the Units in the concerned building. The parties shall by mutual consent or if required by law, be entitled to vary the basis of determination of proportionate share as aforesaid.
- 8.9 **LAUNCH DATE:** The Developer shall launch the Project within 30 (thirty) days of receipt of the Environmental Clearance or execution of these presents whichever is later. Provided That in the event registration of projects under Real Estate Laws in West Bengal is commenced before expiry of the said period of 30 (Thirty) days as above then the Developer shall launch the Project within 15 (fifteen) days of the said Project being registered under RERA which registration shall be applied for within 30 (thirty) days of commencement of registration under RERA in West Bengal and obtained within 90 days of commencement of such registration which period for registration shall be mutually extended if the same is not disposed of by the authority within the said time.

- 8.10 **MANAGEMENT, CONTROL & AUTHORITY:** With effect from the date of execution of this Agreement, the Developer shall have exclusive and unobstructed right to administer Building Complex. The Developer shall have the authority to carry out the implementation planning and development of the Building Complex fully and in all manner with sole and exclusive management, control and authority. The Developer may set up site office, put up the hoardings/boards, bring out brochures and to display the board/hoardings of the Building Complex Project at the Subject Property and the Building Complex.
- 8.11 **NAME** The name of the Building Complex shall be "**Sunrise Aura**" or any other name as the Developer may decide upon obtaining prior written consent from the Owners. The names of each building thereof shall also be decided by the Developer.
- 8.12 For all or any of the purposes contained hereinabove and required by the Developer, the Owners shall render all assistance and co-operation to the Developer and sign execute submit and deliver at the costs and expenses of the Developer all plans, specifications, undertakings, declarations, papers, documents and authorities as may be lawfully or reasonably required by the Developer from time to time promptly and without any delay, failing which the time periods for construction by the Developer shall stand automatically extended by the periods of delay on the part of the Owners.
- 8.13 **TIME FOR CONSTRUCTION AND COSTS AND RESPONSIBILITY:**
- 8.13.1 **TIME FOR CONSTRUCTION:** The Developer shall complete the construction of the Building Complex as follows: -
- (i) The first phase with a minimum constructed area of 6,84,596 Square feet to comprise in the 4 New Buildings within 05 (five) years from the date of launch of the Project subject to Force Majeure.
 - (ii) The entire Building Complex and all New Buildings in all phases within 84 **(eighty-four) months** from the date of launch of the Project.

(The time under sub-Clause (i) or ((ii) as the case may be, shall be referred to as "**Completion Time**").
 - (iii) There shall be a cumulative aggregate grace period of 12 (twelve) months if required by the Developer for Completion of Construction as per time lines mentioned above (hereinafter referred to as "**Grace Period**").
 - (iv) The Developer shall complete the Project in maximum of three Phases as it may determine within the said time frame and communicate the same to the Owners.
 - (v) In the event that the construction is delayed due to any prohibitory orders including of injunction against the Owners or the Developer as a result of a dispute relating

either to the title of the Subject Property or due to any internal dispute amongst the Owners, the time during which construction is withheld as a result thereof shall be deducted in computing whether the Building Complex and the New Buildings have been completed within the Completion Time and the Grace Period mentioned above.

8.13.2 COMPLETION OF CONSTRUCTION:

- (i) For the purpose of "Completion" the construction of any New Building or block or Unit thereof shall be deemed to have been completed on the Developer causing to be constructed the same internally as per the agreed specifications together with ingress and egress therefrom by staircase and lift and together with availability of temporary or permanent water, electricity and drainage connections (if and to the extent applicable for such constructed area) and the issuance of Completion/Occupancy/Provisional Occupancy/Blockwise Completion Certificate of the Appropriate Authority in respect thereof. In the event the issuance of the Completion Certificate is delayed for no fault of the Developer the Owners shall not make any claim upon the Developer on account thereof but any other liability, pecuniary or otherwise, shall attach to the Developer for such Delay.
- (ii) The elevation works and decoration and beautification works, relief and land layout works, pavements, permanent connections relating to the common amenities and all other works of the concerned phase of the Building Complex may be obtained within six months of the Completion/Occupancy Certificate of such phase.

8.13.2 COSTS AND EXPENSES: All fees, costs, charges and expenses of whatsoever or howsoever nature in respect of the planning, development, construction, Completion of Construction, obtaining of sanctions, modifications, alterations, approvals and otherwise relating to the Building Complex and all connected purposes and acts deeds and things pertaining thereto and including those contemplated in Clauses 6, 7 and 8 and its sub-Clauses hereinabove shall all be wholly and exclusively be borne and paid by the Developer and the Owners will not be liable for anything or pay anything.

8.13.3 RESPONSIBILITIES:

8.13.3.1 Save those expressly agreed to be carried out by the Owners expressly hereunder, the Owners shall not have any obligation or liability in connection with any acts, deeds or things pertaining to the Building Complex (including the planning, development, construction, Completion of Construction, obtaining of sanctions, modifications, alterations, approvals and otherwise) and the Owners or any of them shall not be put to any obligation or liability whatsoever or howsoever in connection therewith.

8.13.3.2 The Developer shall provide to the Owners a true copy each of the sanctioned plans and all modifications thereof and all clearances and approvals including environment

clearances, occupancy certificates, completion certificates etc., and all structural stability certificates and other certificates and clearances in respect of the Building Complex and also provide by email all allotments, agreements and deeds of conveyance within 7 (seven) days of being received. The Developer shall also provide the Owners with a monthly statement duly signed by it, of all transactions, debits and credits in respect of the Transfers made in the Project in the previous month. The Owners shall be free to inspect the originals or copies thereof as the case may be with the Developer at its office upon prior notice.

8.13.3.3 The Developer shall handle and address all and/or any local issues/disturbance which may arise. The Developer shall construct and build the New Buildings in accordance with the Building Plans and do all acts deeds and things as may be required for the said purposes in compliance with the provisions of the relevant acts and rules in force at the relevant time. It shall be the responsibility of the Developer to resolve at its own costs all issues that may be raised by any statutory authorities including the sanctioning authorities, police, local authorities etc. in respect of development and construction activities. The Owners shall be entitled to visit the site alongwith its authorized representative from time to time and upon giving a 24 hour prior notice, except in exceptional or emergency circumstances.

8.13.3.4 Upon sanction of the Building Plans, the Developer shall, if so and as is thereafter possible/ permissible to be caused to be sanctioned and constructed, apply for sanction of additional/further constructions (including any incremental parking space) beyond those sanctioned under the Building Plans. In case such additional area is sanctioned, the same shall form part of the Transferable Areas.

9 In the event the Developer delays, fails or is unable to complete the Project for any reason whatsoever within the Completion Time and Grace Period read with clause 8.13.1(v) above the Developer shall without prejudice to any other provision under this Agreement, compensate the Owner with a sum of Rs. 20,00,000/- (Rupees Twenty lacs only) for the delay period

10 TRANSFER AND MANNER:

10.1 TRANSFER: The Transfer of the Building Complex and all Transferable Areas therein shall be under the control and management of the Developer on the terms and conditions contained herein. The parties shall Transfer the Transferable Areas to the Transferees selected by the Developer wherein the proportionate undivided shares in the land attributable to the concerned Transferable Areas shall be Transferred or agreed to be Transferred by the Owners in the manner hereinafter provided and the constructed areas and all other rights, title or interest shall be Transferred or agreed to be so done by the Developer and the Owners collectively in the manner hereinafter provided. The Transfer of the proportionate share in the land shall be completed upon construction of the Transferable Areas or at such other time as the Developer may require and the

consideration for the same and any other right, title or interest thereunder transferred by the Owners shall be the Realizations forming part of the Owners Allocation Provided That the Owners shall execute and register the final Transfer deeds or sale deeds or conveyances upon construction of the concerned Transferable Area and subject however to the receipt of the entire Realizations and Sale Consideration in respect of the concerned area thereby conveyed in terms hereof and with an obligation to ensure that the Owners receive the Owners' Realization Share thereof simultaneously but in any event not later than 3 days from the date of such sale deeds or conveyance or final transfer deed.

10.2 MANNER OF TRANSFER: The parties agree to the following terms and conditions in respect of the Transfer:-

- 10.2.1 Authority of Developer:** The Developer shall have the sole and exclusive rights to conduct the day to day Transfer in respect of the Building Complex and all Transferable Areas therein but at the rates and subject to the conditions hereinafter contained.
- 10.2.2 Rate and Price for Transfer:** The rates of booking of Transferable Areas in any phase shall be finalized by the parties in consultation with the marketing agents before commencement of booking of such phase (hereinafter referred to as "**Minimum Rates**") and the Minimum Rates so agreed to by the Owners and the Developer shall be documented in writing. The parties shall review in writing the finalized rates periodically but not later than each six months of every year. The Developer shall endeavour to exceed the Minimum Rates and maximize the Realizations. Any sale below the Minimum Rates shall be done by the Developer only with prior written consent of the Owners.
- 10.2.3 Publicity and Branding:** The Developer shall be entitled to advertise for Transfer of the Units, Parking Spaces and other saleable spaces/constructed areas in the Building Complex in all media. The branding in respect of the Building Complex shall be done by the Developer using its/group name and brand and those of the marketing agents and other connected persons And it shall be mandatory to use and display same sized and equally visible brands and logos of the Owners viz. Isha Group and Zion Realty (shown as land owners) in all media publications and signboards.
- 10.2.4 Marketing Agents:** The Developer may select, appoint or discontinue the Marketing Agents, brokers, sub-brokers and other agents eligible under the Real Estate Laws for Transfer of the Transferable Areas at such charges and terms and conditions as they may deem fit and proper.
- 10.2.5 Discounts and Schemes:** In case Transfers are slow or the rates made applicable are not found acceptable in the market, then the Developer shall be entitled to make variations in the same and give temporary discounts and employ such schemes as

would be conducive to Transfers of the Transferable Areas upon written intimation to the Owners. In case of a discount or scheme resulting below the Minimum Rate as mentioned in Clause 10.2.2 of this Agreement, such scheme or discount shall be implemented only after written consent of both the Owners and the Developer.

10.2.6 Bookings and Allotments: The Developer shall accept bookings and make allotments, in respect of any Unit, Parking Space or other Transferable Areas in favour of any Transferees and to cancel revoke or withdraw the same if the situation so warrants according to the Developer at the agreed rates and prices.

10.2.7 Signature to Agreements and Deeds: The agreements and final Transfer deeds or deeds relating to Transfer of the Units, Parking Spaces and other Transferable Areas shall be executed by both the Owners and the Developer. The Developer shall be at liberty to sign the concerned agreement and deed on behalf of the Owners pursuant to the power of attorney to be conferred to it in pursuance hereof But without committing any violation of the applicable terms and conditions of this agreement and it being further expressly provided that the sale deed or conveyance deed or final document of Transfer of any Transferable Area shall not be executed till the time the entire Realization and/or sale consideration has been received from the concerned Transferee whereby the entire Owners' Realization Share in respect of such Transferable Area is received in full by the Owners simultaneously and in any event not later than 3 days from such Transfer.

10.2.8 The Developer shall deliver possession of the Transferable Areas directly to the Transferees thereof.

10.3 ADVOCATES: All documents of transfer or otherwise shall be such as be drafted by Advocate appointed by the Developer for the Project subject to the same being approved by the Owners and/or their Advocates.

10.4 MARKETING AND ADVERTISEMENT COSTS: Marketing and publicity of the Project and related advertisements shall be done by the Developer. The costs and expenses of marketing (including brokerage) and publicity shall all be borne and paid by the Developer. No amount will be payable by the Owners on any account including marketing or advertisement cost or brokerage in respect of the Transferable Areas.

10.5 INTEREST ETC. TO TRANSFEREES ETC.: If any liability, interest, damage or compensation is payable to any Transferee or other person relating to the Building Complex, otherwise than due to delay or default on the part of the Owners in compliance of their respective obligations towards them in accordance with the agreements to be entered with the Transferees, the same shall be payable by the Developer.

10.6 LOANS BY TRANSFEREES: The Transferees shall be entitled to take housing loans for the purpose of acquiring specific Units and Transferable Areas launched from banks,

institutions and entities granting such loans. The Owners and the Developer shall render necessary assistance and sign and deliver such documents, papers, consents etc. as be required in this regard by such banks, institutions and entities Provided That there is no monetary liability for repayment of such loans or interest upon them or any of them nor any charge or lien on the Subject Property except the Unit and appurtenances under Transfer and save those occasioned due to cancellation of the agreement with the Transferee.

- 10.7 TRANSFER RELATED RESPONSIBILITY:** The Owners shall not have any obligation or liability in connection with any acts, deeds or things contemplated in Clause 10 and its sub-Clauses above and the Owners or any of them shall not be put to any obligation or liability whatsoever or howsoever in connection therewith.

11 FINANCE AND MORTGAGE:

- 11.1** The Owners hereby agree and permit the Developer to obtain loans and finance for development of the Subject Property from any Banks and/or the Financial Institutions and/or Non-Banking Financial Companies and/or Recognized Foreign Direct Investors by mortgaging and charging the Developer's Allocation and the Subject Property and by depositing the original title deeds if and to the extent necessary without however creating any financial obligation upon the Owners and without creating any security, charge or lien on the Owners Allocation and the Owners Realization Share and subject to the following conditions:

- 11.1.1** The finance shall not be used for any other purpose or project and shall not be combined with any other finance.
- 11.1.2** The Owners shall not be liable to the financier or Transferee or any other person either in connection with the disbursement or repayment or delay or default in payment or repayment or payment of any interest or costs or otherwise in connection with the said finance.
- 11.1.3** The grant or non-grant of finance or any part thereof shall not be ground for any delay or non-performance of any obligation of the Developer hereunder.
- 11.1.4** At all times the Developer will ensure that the Owners are not made liable financially or otherwise in this regard.
- 11.1.5** The Owners shall, if so required by the Developers, join as Parties and execute all documents and deeds, declarations and filings as may be required by the bank for the purposes hereinstated in this clause without however creating any financial obligation upon the Owners and subject to the aforesaid terms and conditions.

- 11.2** The Developer shall indemnify and keep the Owners fully indemnified against any loss damage cost claim action or proceeding suffered by the Owners owing to any delay or

default in repayment of the amounts and dues against any such mortgage by the Developer. The Owners agree from time to time and at the request and costs of the Developer and subject to adherence of the conditions mentioned in Clause 10 and its sub-Clauses, to provide consents, confirmation and no objections or other documents as may be required for such mortgage or charge to be created by the Developer and to sign necessary loan and other agreements and power of attorney with the bankers or financiers in connection with the above without fastening any financial or other liability on the Owners.

11.3 The Developer shall repay the finance obtained out of the Developer's Realization Share or from other funds of the Developer as may be required and shall ensure that there is no default in repayment of the financial accommodation obtained or interest and costs connected therewith, or obligations connected therewith and without fastening any financial or other liability on the Owners.

11.4 The Developer shall ensure that Banks/Financial Institutions from which loans/accommodations are obtained by the Developer are not, under any circumstances whatsoever, entitled to touch or entangle the Owners Realization Share in connection with the said financial accommodation granted by them to the Developer or anyway relating thereto.

11.5 Such Finance shall be sourced as per progress of construction and shall be used exclusively for the Building Complex.

11.6 The Owners shall however join as Parties and execute all documents and deeds, declarations and filings as may be required by the bank for creating mortgage in respect of the land and the construction thereon but subject to the terms in such regard agreed upon and stated herein.

12 DEPOSIT:

12.1 In order to smoothen the initial requirement of funds in the Project and upon assurance and guarantee of its refund by the Developer, one of the Owners **Antray Developers LLP** (the Owner No. 1.1.1 hereto) has on or before the execution of these presents, deposited a refundable sum of Rs. 6,80,00,000/- (Rupees Six Crores Eighty Lacs only) [**'REFUNDABLE DEPOSIT'**] with the Developer (the receipt whereof the Developer doth hereby as also by the receipt and Memo hereunder written admit and acknowledge). Save due to default in refund of the Refundable Deposit, the same shall not bear any interest and shall be refunded in the manner stated hereinafter.

12.2 **REFUND OF REFUNDABLE DEPOSIT:**

12.2.1 At the end of 9 (nine) months from the date of first booking of any Transferable Area in the Building Complex and within 7 (seven) days thereof, 8.5% (eight and half percent) of the sum-total of Realizations received until then shall be paid by

the Developer to the Owner No. 1.1.1, namely **Antray Developers LLP**, towards pro-tanto refund of the Refundable Deposit.

- (i) In case of any failure on the part of the Developer in payment as per Clause 12.2.1 above, the Developer shall be liable to pay interest thereon @15% (fifteen percent) per annum or part thereof for the period of delay on reducing balance basis to the said Owner No. 1 for the period of delay and without prejudice to the obligation of the Developer to pay such interest and other rights and remedies of the Owners, all further Realizations from the Building Complex shall be first used to pay the amount with interest payable in terms of Clause 12.2.1.

12.2.2 The balance of the Refundable Deposit arising after payment in terms of Clause 12.2.1 and 12.2.1(i) above, shall be refunded by direct remittance of 8.5% (eight and half percent) of all Realizations, to the bank account of the Owner No. 1.1.1 namely **Antray Developers LLP** till full refund of the Refundable Deposit. For this payment an unconditional mandate shall be given in the RERA Distribution Account as specified in clause 13 hereinbelow.

- (i) In case of any failure on the part of the Developer in payment as per Clause 12.2.2 above, the Developer shall be liable to pay interest thereon @15% (fifteen percent) per annum or part on reducing balance basis thereof to the said Owner No. 1 for the period of delay and without prejudice to the obligation of the Developer to pay such interest and other rights and remedies of the Owners, all further Realizations from the Building Complex shall be first used to pay the amount with interest payable in terms of Clause 12.2.2.

13 REALIZATIONS, DEPOSITS AND DISTRIBUTION:

13.1 The Owners shall be entitled to the Owners' Realization Share and the Developer shall be entitled the Developer's Realization Share.

13.2 MODUS OF DISTRIBUTION: The Developer shall be entitled to receive the Realizations (including booking amounts, earnest money, part payments, consideration), Deposits, Pass Through Charges and other amounts on any account receivable from the Transferees and other persons in respect of the Building Complex.

13.3 All Realizations shall be deposited in a bank account (hereinafter referred to as "**RERA Collection Account**") to be opened with any scheduled/licensed bank in India. From the 100% RERA Collection Account the entire Realizations shall be automatically transferred to two accounts: - 70% (seventy percent) in a separate bank account (hereinafter referred to as "**RERA Retention Account**") and 30% (thirty percent) in another bank account (hereinafter referred to as "**RERA Distribution Account**"). Each of these bank accounts

mentioned in this Clause shall be bank accounts of the Developer and shall be operated under the joint signatures of the Owners' Named Representative and one authorized signatory on behalf of the Developer ("**Joint Signatories**"). The said bank accounts shall be jointly mandated as per clause 13.5 and 13.6 hereunder by the Owners and the Developer through the Joint Signatories. The Owners' Named Representative shall sign the relevant documents based on the certificate of the Chartered Accountant, Engineer and Architect ("**Certificate**") required for transfer of balances from the RERA Retention Account to the RERA Distribution Account immediately but not later than 48 hours (excluding Bank Holidays) from receipt by the Owners' Named Representative at 304 Chandan Niketan, 52A Shakespeare Sarani, Kolkata-700017 of the said documents from the Developer, failing which the Owners shall be obliged to pay interest @15% per annum on the Developer's Realization Share of the Certificate amount and the Pass Through Charges and Deposits if any. The mandate shall, subject to acceptance of the bank, provide that the transfer of balances on the basis of the said certificate can be done only by the signature of the Developer's authorised signatory. In such event no signature of the Owners' Named Representative shall be required for the said purpose. Save the bank accounts under this Clause, the Developer shall not use any other account for deposit or transfer of the Realizations or Pass Through Charges.

- 13.4 The mandate shall be given in a manner to ensure that 8.5% (eight decimal half percent) of all Realizations (excluding Pass Through Charges and Deposits) are remitted to the Owners as detailed hereinafter.
- 13.5 The RERA Collection Account shall be mandated to remit the daily balances to the RERA Retention Account and RERA Distribution Account in the ratio of 70:30. The RERA Retention Account shall be mandated to the effect that upon the Developer furnishing proper certificates by the Chartered Accountant, Architect and the Engineer or otherwise whenever any amount is to be taken out from the same, the same will get transferred only to the RERA Distribution Account alone.
- 13.6 The RERA Distribution Account shall be mandated to remit as follows:
 - 13.6.1 Up to 9 (nine) months from the date of first booking of any Transferable Area in the Building Complex, daily balances in the RERA Distribution Account shall be transferred to a separate bank account of the Developer without affecting the liability of the Developer under clause 12.2 and its sub-clauses.
 - 13.6.2 Immediately after completion of 9 (nine) months from the date of first booking of any Transferable Area in the Building Complex, the RERA Distribution Account shall be mandated to remit:
 - (i) 91.5% (ninety-one decimal half percent) of the daily end balances excluding accumulated Pass Through Charges and Deposits in RERA Distribution Account to a separate bank account of the Developer;

- (ii) 100% of the Pass Through Charges and Deposits in RERA Distribution Account to a separate bank account of the Developer;
- (iii) 8.5% (eight decimal half percent) of the daily end balances excluding accumulated Pass Through Charges and Deposits in the RERA Distribution Account to a separate bank account of Antray Developers LLP (the Owner No. 1) towards pro tanto refund of the Refundable Deposit till refund of the entire Refundable Deposit amount and interest if applicable in terms of Clause 12.2 hereto.

- 13.6.3** With effect from the completion of remittance in terms of Clause 13.6.2(iii) above, the 8.5% (eight and half percent) of the daily end balances excluding accumulated Pass Through Charges and Deposits in the RERA Distribution Account shall be remitted directly to the bank accounts of the Owners in their internal agreed ratio for distribution as mentioned in **Seventh Schedule** hereto or to an escrow bank account of the Owners as may be intimated by the Owners within 9 months from the date of first booking, towards Owners' Realization Share. Any change required by the Owners thereafter shall be done by mutual consent.
- 13.7** From the date of opening of the said escrow bank accounts as envisaged in Clause 13.3 hereto, the Owners and the Developer shall issue appropriate standing instructions to the Banks for remittances as per Clause 13.5 and Clause 13.6 and its sub-Clauses hereto and neither party shall be entitled to vary such mandate or instructions without the prior written consent of each other.
- 13.8** No TDS shall be deductible from the remittances to be made to the Owners from the RERA Distribution Account. The TDS at the rate of 1 (one) per cent applicable under section 194-IA of the Income Tax Act, 1961 in respect of the amounts remitted to the Owners towards the Owners' Realization Share shall be reimbursed separately by the Owners to the Developer on a monthly basis. The Developer shall ensure that the TDS pertaining to the remittances made to the Owners is reflected to the credit of Owners' in the official portal of the Income Tax Department.
- 13.9** In case of cancellations of bookings in usual course and not relatable to default of the Developer and the Owners actually receiving any part of the Realizations in respect of such cancelled Unit, the Owners shall reimburse to the Developer such amount within 15 (fifteen) days of the Developer demanding the same from the Owners.
- 13.10** In case of any failure on the part of the Owners in payment as per Clauses 13.8 and 13.9 above, the Owners shall be liable to pay interest thereon @15% (fifteen percent) per annum or part thereof on reducing balance basis to the Developer for the period of delay and without prejudice to the obligation of the Owners to pay such interest and other rights and remedies of the Developer, all further

Realizations from the Building Complex shall be first used to pay the amount with interest payable in terms of Clause 13.10.

- 13.11** With effect from the launch of any part of the Building Complex for sale, a monthly statement of collections/cancellations/refunds and all other related information and documents will be signed and sent by the Developer to the Owners within 10th day of the succeeding month showing the entire debits and credits and details for refund of Refundable Deposit and Owners Realizations Share.
- 13.12 DEPOSITS:** The Developer shall be free to add or alter the particulars of Deposits as mentioned in the **FOURTH SCHEDULE** hereunder written upon obtaining, prior consent of the Owners. In the event consent is sought and is neither given nor refused within 15 days from the date of seeking consent, it shall be deemed that Consent has been given by the Owners. The residue of the Deposit with the Developer shall upon formation of the Association in respect of the Building Complex be handed over to such Association by the Developer after adjusting the dues and arrears receivable by the Developer. The collection and management of Deposits shall be done by the Developer in a separate bank account. The Owners shall not be responsible for collection, management, or transfer of the Deposits to the Association.
- 13.13 ACCOUNTS:** The Developer shall maintain proper separate accounts pertaining to all the transactions relating to Transfer of the Building Complex received by the Developer in connection therewith.
- 13.14 FINAL ACCOUNTS:** After fulfillment of this Agreement or at such time as the parties mutually agree, the final accounts pertaining to the entire period of continuance of this Agreement shall be made and finalized by the parties and any party found to have received excess shall refund the excess payment to other party within 15 days of such accounts being taken and settled.
- 13.15 ACCEPTANCE OF SALES STATEMENTS:** The Sales Statements as on any given date shall be deemed to be final and accepted (save for any errors or omissions on the face of the record) if no objection from any party is received in respect thereon within **15 (fifteen) days** of such given date.
- 13.16 OWNERS LIABILITIES TOWARDS DEPOSITS:** The Owners shall not be liable to make any contribution on account of Deposits in respect of the Transferable Areas that are agreed to be sold/transferred in as much as the same would be collected from the Transferees thereof.

14. COMMON PURPOSES AND MAINTENANCE IN-CHARGE:

14.1 COMMON PURPOSES: The Owners and the Developer and all Transferees of their respective allocations shall be bound and obliged to pay the amounts and outgoings and comply with the rules, regulations, restrictions and conditions as may be framed by the Developer and adopted for or relating to the Common Purposes in consultation with the Owners. Furthermore, while dealing with and/or entering into any agreements and other documents of transfer of their respective allocations or any part thereof, the Owners and the Developer shall respectively necessarily incorporate all rules, regulations restrictions and conditions framed by the Developer in consultation with the Owners as aforesaid.

14.2 MAINTENANCE IN-CHARGE:

14.2.1 The Developer shall upon Completion of Construction of the Building Complex form one or more Maintenance Company and/or Association for the Common Purposes and till then, the Developer or its nominee shall be in charge for the Common Purposes.

14.2.2 Until formation of the Association and handover of the charge of the Common Purposes or any aspect thereof to the Association, the Developer shall be free to appoint different agencies or organizations for any activities relating to Common Purposes at such consideration and on such terms and conditions as the Developer may deem fit and proper. All charges of such agencies and organizations shall be part of the Common Expenses. The Owners will not be liable for anything in this regard.

15. COVENANTS BY THE OWNERS:

15.1 The Owners do hereby covenant with the Developer as follows:-

15.1.1 The Owners hereby covenant that each and every representation made by the Owners hereinabove are true and correct and agree and covenant to perform each and every representation and covenant.

15.1.2 The character of the Owners has changed from Private Limited Company to Limited Liability Partnership and such conversion does not in any manner affect their right to and in the Subject Property. The Owners have provided to the Developer the Conversion Certificates issued by the ROC relating to the conversion of the Owners from Private Limited Companies to Limited Liability Partnerships (LLP's) and PAN Cards and resolutions appointing and/or authorising Partners.

15.1.3 With effect from the date of execution hereof, the Owners shall neither deal with, transfer, let out or create any Encumbrance in respect of the Subject

Property or any part thereof or any development to be made thereat save only to monetize the Owners' Realization Share without affecting the marketability of the unsold Transferable Areas, construction schedule, RERA Compliances and save to the extent permitted expressly hereunder without however creating any financial obligation upon the Developer and without creating any security, charge or lien on the Developers Allocation and the Developers Realization Share and subject to the following conditions:

- i. The Developer shall not be liable to the financier or Transferee or any other person either in connection with the disbursement or repayment or delay or default in payment or repayment or payment of any interest or costs or otherwise in connection with the said finance;
- ii. The grant or non-grant of finance or any part thereof shall not be ground for any delay or non-performance of any obligation of the Owners hereunder;
- iii. At all times the Owners will ensure that the Developers are not made liable financially or otherwise in this regard;
- iv. In the event of such monetization by the Owners of the Owners' Realization Share, the Owners shall ensure that the transferee and/or assignee of the Owners' Realization Share is bound by each and every covenant and/or obligation contained on the part of the Owners and the Owners shall be bound to and remain obligated to ensure such performance by the proposed transferee and/or assignee of the Owners' Realization Share;
- v. The Developer shall, if so required by the Owners, join as Parties and execute all documents and deeds, declarations and filings as may be required by the bank for the purposes hereinstated in this clause without however creating any financial obligation upon the Developer and subject to the terms and conditions mentioned above.

15.1.4 The Owners shall not be entitled to assign this Agreement or any part thereof as from the date hereof without the prior consent in writing of the Developer.

15.1.5 The Owners shall implement the terms and conditions of this Agreement strictly without any violation and shall adhere to the stipulations of time limits without any delays or defaults and not do or permit any act or

omission contrary to the terms and conditions of this Agreement in any manner.

15.1.6 The Owners shall ensure that it shall not act in any manner which is detrimental to this Agreement or goes against the terms and conditions of this Agreement and shall keep the Developer and all persons deriving right from the Developer fully saved harmless and indemnified from and against all losses, damages, costs, claims, demands, actions or proceeding that may be suffered or incurred by them or any of them in this regard.

15.1.7 All obligations of the Owners hereto shall be complied with by all of them and failure of any one of them shall be failure of all the Owners.

15.2 COVENANTS BY THE DEVELOPER: The Developer doth hereby covenant with the Owners as follows: -

15.2.1 That each and every representation made by the Developer hereinabove are all true and correct and agrees and covenants to perform each and every representation and covenant.

15.2.2 That the Developer doth hereby agree and covenant with the Owners not to do any act deed or thing whereby any right or obligation of the Owners hereunder may be affected or the Owners are prevented from making or proceeding with the compliance of the obligations of the Owners hereunder.

15.2.3 That the Developer shall implement the terms and conditions of this Agreement strictly without any violation and shall adhere to the stipulations of time limits without any delays or defaults and shall not do or permit any act or omission contrary to the terms and conditions of this Agreement in any manner.

15.2.4 That the Developer shall not be entitled to assign this Agreement or any part thereof as from the date hereof without the prior consent in writing of the Owners.

15.2.5 The Developer shall ensure that it shall not act in any manner which is detrimental to this Agreement or goes against the terms and conditions of this Agreement and shall keep the Owners and all persons deriving right from the Owners fully saved harmless and indemnified from and against all losses, damages, costs, claims, demands, actions or proceeding that may be suffered or incurred by them or any of them in this regard.

15.3 GST AND TDS ETC.:

15.3.1 The parties shall respectively discharge statutory compliances in respect of TDS or Income Tax related compliances in respect of their respective rights, benefits, and obligations under or arising out of this agreement. As for the Transferable Areas, the Developer shall be solely responsible for the compliances of collection and deposit of Goods and Service Tax. If there be any statutory requirement which obliges the Owners to register or pay, then the Owners shall comply with same.

15.3.2 The Developer will bear the GST or any other tax and imposition levied by the State Government, Central Government or any other authority or body or applicable under any law for the time being in force pertaining to the Developer's Allocation, if and as applicable. The Owners will bear applicable GST pertaining to the unsold areas, if any, on Completion Certificate, to the extent of the share of the Owners therein as per the Agreed Ratio and shall not be liable for anything else in this regard.

16. FORCE MAJEURE: Notwithstanding anything elsewhere to the contrary contained in this Agreement, the parties hereto shall not be considered to be in default in performance of the obligations or be liable for any obligation hereunder to the extent that the performance of the relative obligations are prevented by the existence of force majeure and time for performance shall remain suspended during the duration of force majeure.

17. POWERS OF ATTORNEY:

- 17.1** The Owners shall with the execution of these presents execute and/or register one or more Powers of Attorney in favour of the Developer and/or the Developer's nominated persons being namely **Mr. Vedant Sureka and Mr. Sajal Bose** or such other person as may be nominated from time to time granting all necessary powers and authorities to effectuate and implement this Agreement including for preparation/sanction/modification/alteration of Building Plans, construction and development of the Subject Property and for all temporary/permanent utilities thereat, sale or otherwise transfer of the Transferable Areas and shares in land and all share right title and interest of the Owners in the Building Complex in accordance with the terms and conditions hereof pertaining thereto. Notwithstanding the grant of powers, the power to execute any sale deed or deed of conveyance for final documents of Transfer in respect of any Unit or Transferable Areas shall not be exercised till the Owners have not received the entire Owners' Realization Share in respect of such Unit or Transferable Areas.
- 17.2** If any further powers or authorities be required by the Developer at any time for or relating to the purposes mentioned herein, the Owners shall grant the same to the Developer and/or its nominees at the latter's costs and expenses and agree that the same shall also subsist

during the subsistence of this Agreement provided they are not detrimental to the interest of the Owners.

17.3 AUTHORITY AND ADDITIONAL POWERS: It is understood that to facilitate the Building Complex, various acts deeds, matters, and things not herein specified may be required to be done by the Developer for which the Developer may need the authority of the Owners for making or signing of various applications and other documents relating to which specific provisions may not have been mentioned herein. The Owners hereby shall do all such acts deeds matters and things as may be reasonably required by the Developer to be done in the matter and the Owners shall execute a further Power of Attorney/Authorisation in favour of the Developer for the purpose and the Owners also undertake to sign and execute all such additional applications and other documents as the case may be on the written request made by the Developer provided the same is not detrimental to the interest of the Owners.

17.4 The said power or powers of attorney to be so granted by the Owners to the Developer and/or its nominee/s shall form an integral part of this Agreement and the Owners shall not be entitled to modify or alter or revoke the same without the prior written consent of the Developer provided no detrimental act is done by the Developer.

18. PROPERTY TAXES AND OUTGOINGS: Till the date of the execution of these presents, all Khajana, taxes and outgoings (including arrears, if any) on account of municipal/property tax, land tax and other outgoings shall be borne and paid by the Owners and those arising for the period thereafter and until Completion of Construction in such phase shall be borne and paid by the Developer Provided That upon Completion of construction of any phase of Development at the Subject Property, all Khajana, taxes and outgoings shall be borne paid and discharged by the Transferees and for non-alienated areas by the parties hereto in the Agreed Ratio.

18.1 INDEMNITY BY OWNERS: At all times hereafter the Owners hereto shall indemnify and agree to keep the Developer, saved, harmless and indemnified in respect of gross negligence, mismanagement, fraud and otherwise in respect of all actions, proceedings, liabilities, fines, penalties or other consequences suffered or incurred by the Developer and arising due to any representation of the Owners being found to be false or misleading and also due to act, omission, default, breach, accident, negligence, non-compliance or violation of any kind or nature, whether statutory or contractual or under civil or criminal laws in relation to the terms and conditions hereof by the Owners.

18.2 INDEMNITY BY DEVELOPER: At all times hereafter the Developer hereto shall indemnify and agree to keep the Owners, saved, harmless and indemnified in respect of gross negligence, mismanagement, fraud and otherwise in respect of all actions, proceedings, liabilities, fines, penalties or other consequences suffered or incurred by the Owners and arising due to any representation of the Developer being found to be false or misleading and also due to any construction defect or deficiency on the part of the

Developer and also due to act, omission, default, breach, accident, negligence, non-compliance or violation of any kind or nature, whether statutory or contractual or under civil or criminal laws in relation to the terms and conditions hereof by the Developer.

- 18.3 STAMP DUTY AND REGISTRATION CHARGES:** All stamp duty, registration charges, legal expenses and other allied expenses in connection with the registration of this Agreement shall be borne and paid by the Developer.
- 18.4 NO PARTNERSHIP OR AOP:** The Owners and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to be or construed as a partnership between the Parties in any manner nor shall the Parties constitute an Association of Persons (AOP).
- 18.5 NOT A PRESENT TRANSFER:** Nothing in this Agreement is intended to or shall be construed as a transfer of possession or title of the Subject Property at present in favour of the Developer.
- 18.6 WAIVERS:** Failure or delay by either Party to enforce any rights under this Agreement shall not amount to an implied waiver of any such rights nor shall in any way affect, diminish or prejudice the right of such Party to require performance of that provision. A waiver on any occasion shall not be deemed to be waiver of the same or any other breach or non-fulfilment on a future occasion.
- 18.7 ENTIRE AGREEMENT:** This Agreement constitutes the entire agreement between the Parties and revokes and supersedes all previous discussions, correspondence and agreements between the Parties, written oral or implied.
- 18.8 PART UNENFORCEABILITY:** If any provision of this Agreement or the application thereof to any circumstance shall be found by any court or administrative body of competent jurisdiction to be invalid, void or unenforceable to any extent, such invalidity or unenforceability shall not affect the other provisions of this Agreement and the remainder of this Agreement and the application of such provision to circumstance other than those to which it is held invalid or unenforceable shall not be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law. The Parties agree, in the circumstances referred above, to use all reasonable endeavors to substitute any invalid or unenforceable provision with a valid or enforceable provision, which achieves, to the greatest extent possible, the same effect as would have been achieved by the invalid or unenforceable provision.
- 18.9 MODIFICATIONS:** No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by the Owners and the Developer.

18.10 CUSTODY OF ORIGINAL AGREEMENT: This Agreement shall be executed in Duplicate and both copies shall be treated as originals and one copy shall be retained by the Developer and one copy shall be retained by the Owners.

19. DEFAULTS AND CONSEQUENCES:

19.1 DEFAULTS OF OWNERS: In case the Owners fail and/or neglect to make out and maintain a marketable title to the Subject Property or any part thereof or in case the Owners fail to comply with any of their obligations mentioned in this Agreement in the manner or within the period stipulated therefor, the Developer shall give a notice, in writing, to the Owners giving time of 60 (sixty) days to remedy the default or breach and in case of any defaults of the Owners in remedying the default of breach, the Developer may raise monetary claims which shall be decided by the Arbitration Tribunal unless mutually agreed upon otherwise.

19.2 DEFAULTS BY THE DEVELOPER:

In addition, and without prejudice to the rights and remedies of the Owners on account of any delay or default of the Developer available hereunder or under law, the following consequences shall become applicable:

- (a) All and every claim on any account whatsoever or howsoever of the Transferees or third parties or under Real Estate Laws shall be for and to the account of the Developer alone and the Owners shall not be liable in any manner therefor.
- (b) Under no circumstances, the Owners' Realization Share or the Owners' Allocation and other receivables of the Owners shall be affected, prejudiced, reduced, lessened, delayed or stopped in any manner.
- (c) In case of any defaults of the Developer, the Owner may raise monetary and other claims which shall be decided by the Arbitration Tribunal unless mutually agreed upon otherwise between the parties.

19.3 It is clarified that any delay or default on the part of the Other Land Owners or non-compliance of any term or condition of the agreement or contract with the Other Land Owners, the same shall not be nor be available as a bona fide reason or ground for the Developer in respect of any delay or default of the Developer of any of its obligations or liabilities hereunder in any manner. The Developer shall keep the Owners fully saved harmless and indemnified in respect of any loss, damage, cost, claim, demand, action or proceeding arising out of any act or omission whatsoever or howsoever under or pursuant to any agreement or contract with the

Other Land Owners and/or any act or omission by the Developer or any of the Other Land Owners or any persons claiming through them.

- 19.4 UNILATERAL CANCELLATION:** Neither party hereto can unilaterally cancel or rescind this Agreement at any time unless such party is entitled to do so by express terms of this Agreement contained elsewhere herein upon default of the other party.
- 19.5 CHOICE OF REMEDIES:** It is clarified that the exercise of any one or more remedy by any party shall not be or constitute a bar for the exercise of any other remedy by the concerned party at any time.
- 20. NOTICES:** All notices to be served hereunder by any of the parties on the other shall be deemed to have been served on the 4th day from the date of dispatch of such notice by prepaid registered post with acknowledgement due at the address of the other party mentioned hereinabove or hereafter notified in writing and irrespective of any change of address or return of the cover sent by registered speed post without the same being served. None of the parties shall be entitled to raise any objection as to service of the notice deemed to have been served as aforesaid.
- 21. ARBITRATION:**
- 21.1** All disputes and differences between the parties hereto regarding the construction or interpretation of any of the terms and conditions contained herein contained or touching these presents and/or the Subject Property and/or any matter touching these presents shall be referred to arbitration of a Sole Arbitrator to be appointed by the Parties mutually and the same shall be deemed to be a reference within the meaning of the Arbitration and Conciliation Act, 1996 or any other statutory modification thereof for the time being in force.
- 21.2** In the event that the parties are unable to agree on an arbitrator, each party shall nominate an arbitrator and the nominee arbitrators shall appoint a third arbitrator for constituting the Tribunal.
- 21.3** In connection with the said arbitration, the parties have agreed and declared as follows:
- 21.3.1** The Arbitration Tribunal shall have summary powers and will be entitled to lay down their own procedure.
- 21.3.2** The Arbitration Tribunal will be at liberty to give interim orders and/or directions.
- 21.3.3** The parties agree to abide by all their directions and/or awards and not to challenge the same in any manner whatsoever or howsoever.

21.3.4 The seat of the Arbitration shall be at a place within the Ordinary Original Jurisdiction of the Hon'ble High Court at Calcutta.

21.3.5 Language shall be English.

22. **JURISDICTION:** Only the Calcutta High Court and those having territorial jurisdiction over the Subject Property shall have the jurisdiction to entertain try and determine all actions and proceedings between the parties hereto relating to or arising out of or under this Agreement or connected therewith including the arbitration as provided hereinabove.

SECTION-IV # SCHEDULES

THE FIRST SCHEDULE ABOVE REFERRED TO:

(SUBJECT PROPERTY)

ALL THAT the 3.989094 acres or 398.9094 Sataks (Decimals) of the Owners out of the pieces or parcels of land containing an area of 8.047359 acres or 804.7359 Decimals (Sataks) more or less comprised in several Plots (Dag) in Mouza Baikunthapur, J.L. No. 36 under Police Station Baruipur, within Hariharpur Gram Panchayat, Post Office Gobindapur, Pin Code - 700145 in the District of South 24 Parganas as per details given below:

R.S. AND L.R. DAG NOS.	NATURE	AREA (IN ACRE)	L.R. KHATIAN NOS.
27	Bagan	0.29	732, 737, 738, 739, 740, 740/2 and 740/3
28	Danga	0.53	717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 740/2, 740/3, 740/4 and 740/5
29	Danga	0.09	717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 740/2, 740/3, 740/4 and 740/5
30	Bagan	0.10	717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732,

			733, 734, 735, 736, 737, 738, 739, 740, 740/2, 740/3, 740/4 and 740/5
31	Danga	0.20	717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 740/2, 740/3, 740/4 and 740/5
37	Doba	0.08	717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 740/2, 740/3, 740/4 and 740/5
38	Bagan	0.45	717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 740/2, 740/3, 740/4 and 740/5
39	Bagan	0.11	732, 737, 738, 739, 740, 740/2 and 740/3
40	Bagan	0.18	732, 737, 738, 739, 740, 740/2 and 740/3
41	Bagan	0.56 out of 0.70	19, 92, 147, 329, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 740/2, 740/3, 740/4 and 740/5
42	Doba	0.11 out of 0.16	19, 92, 147, 482, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 740/2, 740/3, 740/4 and 740/5
5	Doba	0.0275 out of 0.03	104 and 207
6	Bagan	0.16	104 and 207

7	Bagan	0.18	104 and 207
8	Doba	0.0225 out of 0.03	104 and 207
9	Doba	0.04	25, 227, 98, 103, 102 and 260
10	Bagan	0.23	25, 227, 98, 103, 102 and 260
11	Bagan	0.35	25, 227, 98, 103, 102 and 260
12	Doba	0.06	25, 227, 98, 103, 102 and 260
16	Bagan	0.07 out of 0.11	207 and 763
17	Bagan	0.13 out of 0.15	104, 207 and 763
18	Danga	0.28	25, 227, 98, 103, 102 and 260
19	Bagan	0.57	101, 83, 18, 266, 317, 145, 146 and 217
20	Danga	0.12	101 and 217
21	Danga	0.11	101 and 217
22	Danga	0.1083 out of 0.11	101 and 217
23	Bagan	0.284059 out of 0.31	25, 227, 98, 103, 102 and 260
26	Danga	0.71	25, 227, 98, 103, 102 and 260
49	Danga	0.45	265 and 310
50	Danga	0.45	25, 227, 98, 103, 102 and 260

- Mini Cricket Practice Net
- Festive Zone/Party Lawn
- Jogging Track
- Water availability through bore well as per guidelines stipulated by Local Ground water authority with iron removal facility.
- Natural Pond

General Common Areas for Sunrisc Aura

1. The staircases, lifts, staircase and lift lobbies, fire escapes and common entrances and exits of the Buildings.
2. The common basements, terraces, parks, play areas, open and covered driveway areas and common storage spaces.
3. The Project Site for the lodging of persons employed for the management of the Project Site and/or the Project including accommodation for watch and ward staffs or for the lodging of community service personnel.
4. Installations of central services such as electricity, water and sanitation, air-conditioning and incinerating, system for water conservation and treatment, and renewable energy.
5. The water tanks, pumps, motors, fans, compressors, ducts and all apparatus connected with installations for common use.
6. Lift machine room, situate at a portion of the ultimate roof of the Buildings, as identified and designated by the Developer.
7. Electric transformer room with all equipment and facilities therein, situate at a portion of the ground floor of the Buildings, as identified and designated by the Developer.
8. Electric meter room situate at a portion of the ground floor of the Buildings, as identified and designated by the Developer.
9. Generator set, situate at a portion of the Project Site, as identified and designated by the Developer.
10. Tube well and underground and overhead water reservoirs.
11. Common plumbing installations.

14. Firefighting pumps and firefighting systems intended only for such of the areas and facilities as identified and designated by the Developer.
15. Plumbing, vertical stacks and shafts.
16. Feeder cable, transformers, LT switches, meters and individual electrical meters.
17. Drainage and sewage system.
18. Boundary wall and gate.
19. All other portions of the Project as necessary or convenient for its maintenance, safety, etc. and in common use, each as identified by the Vendor, but shall not include any area sanctioned and/or permitted for construction including under the Plan unless expressly authorized and/or agreed upon in writing by the Vendor.

RECREATIONAL FACILITIES & AMENITIES IN PHASE 1

- Swimming pool with pool deck
- Kids pool
- AC Multipurpose Hall
- Indoor Games room
- AC Toddler Room
- AC Gym with equipment
- Outdoor Multipurpose Court
- AC Multiactivity room
- Senior Citizens room
- Outdoor Badminton Court
- Sunrise Lounge
- Mini Amphitheatre
- Play Ground at Podium Top
- Roller Skating Area
- Jogging Track/Path
- Adda Zone
- Emerald Lawn
- Meditation zone
- Serenity Trellis
- Pet zone
- Outdoor Children's Play Area
- Community hall Room at stilt level of select towers

RECREATIONAL FACILITIES & AMENITIES IN FUTURE PHASES

- Festive zone/Party Lawn
- Mini Cricket Practice Net
- Tropical Flower Garden

EQUIPMENTS FOR COMMON SERVICES

- Pumps for UGR and STP
- 3 Nos. DG sets
- Composter for garbage disposal
- Solar Panels at the Roof Top
- Swimming Pool Filtration Plant
- Sewerage Treatment Plant (STP)

THE THIRD SCHEDULE ABOVE REFERRED TO: (SPECIFICATIONS)

Structure

RCC framed structure with pile foundation

Flooring

Living / Dining

Vitrified tiles

Master Bed Room

Vitrified tiles

Other Rooms

Vitrified tiles

Kitchen

Walls

Cement based Putty finish/ Gypsum over raw Concrete / AAC / HCB walls [Not 'Pata' finish] with no door.

Floor	Vitrified tiles
Counter	Granite counter top over MS support
Sink	Single Bowl Stainless Steel
Dado	Ceramic tiles up to 2 ft. height from counter top only
Bathrooms	
Dado	Ceramic tiles up to lintel height
Floor	Ceramic tiles
WC	Hindustan/Parryware/Similar branded EWC with porcelain cistern
Wash basin	Hindustan/Parryware/Similar branded porcelain wash basin
CP fitting	Jaguar or similar branded CP fittings with hot & cold mixing arrangement for shower only
Walls	
Internal	Cement based Putty finish over raw Concrete / AAC / HCB walls [Not 'Pata' finish]
External	RCC Wall
Windows	Glazed Aluminum window
Doors	

Main door	Polished flush door in front side and painted in back side
Other door	Painted flush door
Frames	Plywood with matching shutter finish.
Electrical	
Wiring	Concealed copper wiring
Switches	Modular Switches
Points	TV point in all rooms. Adequate electrical points for all bed rooms, Living/ Dining, kitchen & Toilets. Point for Washing Machine as per plan. Power point for AC in all Bedrooms & Living Room. Telephone Point in Living Room.
Lift and Staircase	
Lifts	2 passenger lifts in each tower
Staircase	Main & fire escape stair case epoxy painted flooring (Rough Finish)
Lift jamb	Stone / Granite tiles / Ceramic tiles
Lobby floor	Vitrified/ceramic tiles; False ceiling in Ground Floor only
External Painting	Textured Paint over raw concrete surface
Other Facilities	CCTV covering driveways, entrance of towers and main entrance and exit gate of the complex

Generator backup for common areas and apartment with restricted load

Water availability through Bore well as per guideline stipulated by Local Ground Water Authority with iron removal facility

THE FOURTH SCHEDULE ABOVE REFERRED TO:

(DEPOSITS)

Deposits shall mean:

- (i) Maintenance Deposit for Rs 50/- per sq.ft. on Built-up Area (12) months;
- (ii) Sinking Fund Deposit @ Rs 50/- per sq.ft. on Built-up Area.

GST on the above if applicable, then at such rate as would be applicable.

THE FIFTH SCHEDULE ABOVE REFERRED TO:

(CHAIN OF TITLE)

1. **Re: R.S. and L.R. Dag No. 5,6,7 and 8-Subject Area -38 Satak or 0.38 Acre, Total Area in Dag - 40 Satak or 0.40 Acre ("Dag 5 to 8 Property"):-**
 - 1.1 By a Deed of Exchange dated 7th May 1964 and registered with the District Registrar, Alipore in Book I Volume No. 59 Pages 12 to 20 Being No. 1689 for the year 1964, one Binod Bihari Hari, Parimala Hari, Surendra Nath Hari, Lalita Hari, Birendra Nath Hari (since deceased), Tarulata Hari, Kalipada Hari (since deceased) and Kartick Chandra Hari became the full and absolute owners of, amongst other properties, ALL THAT piece and parcel of land containing an area of 0.40 Acre more or less comprised in the entire R.S. Dag Nos. 5 (containing an area of 0.03 acre) and 6 (containing an area of 0.16 acre) both recorded in R.S. Khatian No. 373 and entire R.S. Dag Nos. 7 (containing an area of 0.18 acre) and 8 (containing an area of 0.03 acre) both recorded in R.S. Khatian No. 339 all in Mouza Baikunthapur J.L. No. 36 Police Station Baruipur in the District of South 24 Parganas (hereinafter referred to as "**Dag 5 to 8 Property**").
 - 1.2 The said Kalipada Hari died intestate leaving him surviving his two sons namely Manik Chandra Hari and Karna Chandra Hari and one daughter namely Kalpana Hari, as his only heirs heiress and legal representatives, who all upon his death inherited and became

entitled to his entire part or share of and in the Dag 5 to 8 Property, absolutely and in equal shares.

- 1.3 By virtue of a Deed of Partition dated 30th May 1970 made between the said Binod Behari Hari and Parimala Hari as First Party, Surendra Nath Hari and Lalita Hari as Second Party, Birendra Nath Hari and Tarulata Hari as the Third Party, Manik Chandra Hari, Karna Chandra Hari and Kalpana Hari as the Fourth Party and Kartick Chandra Hari as the Fifth Party and registered with the Sub-Registrar, Baruipur in Book I Volume No. 33 Pages 14 to 56 Being No. 2536 for the year 1970, the said Birendra Nath Hari and Tarulata Hari were exclusively allotted, amongst other properties, the Dag 5 to 8 Property, absolutely and forever and the names of Birendra Nath Hari and Tarulata Hari were recorded as Raiyats in the Records of Rights published under the West Bengal Land Reforms Act, 1955 in respect of the Dag 5 to 8 Property in L.R. Khatian No. 104 and 207.
- 1.4 The said Birendra Nath Hari died intestate, leaving him surviving his wife namely Tarulata Hari, three sons namely Amiya Hari, Ashim Kumar Hari and Sukumar Hari and six daughters namely Latika Guha, Kalpana Bit, Asha Nandi, Mayarani Das, Mira Dutta and Arati Ash, as his only heirs heiresses and legal representatives who all upon his death inherited and became entitled to his entire part or share of and in the said Dag 5 to 8 Property absolutely and in equal shares.
- 1.5 By a Sale Deed dated 25th September 1989 and registered with Additional District Sub Registrar, Baruipur in Book No. I, Volume No. 77, Pages 274 to 282 Being No. 5701 for the year 1989, the said Tarulata Hari, Sukumar Hari, Amiya Kumar Hari, Ashim Hari, Latika Hari, Kalpana Bit, Asha Nandi, Maya Rani Das, Mira Dutta and Arati Ash for the consideration therein mentioned, sold conveyed and transferred unto and to one Manju Devi Goyal ALL THAT piece and parcel of land containing an area of 39 satak more or less comprised in (i) a portion containing an area of 2.75 satak more or less of R.S. and L.R. Dag No. 5 (measuring 3 satak), (ii) a portion containing an area of 2.25 satak more or less of R.S. and L.R. Dag No. 8 (measuring 3 satak), (iii) the entire R.S. and L.R. Dag No. 6 containing an area of 16 satak and (iv) the entire R.S. and L.R. Dag No. 7 containing an area of 18 satak more or less out of the Dag 5 to 8 Property, absolutely and forever.
- 1.6 By a Sale Deed dated 7th August 1995 and registered with Additional Registrar of Assurances, Calcutta in Book No. I, Volume No. 84, pages 259 to 278 Being No. 3315 for the year 1995, the said Manju Devi Goyal for the consideration therein mentioned sold conveyed and transferred unto and to one Skipper International Private Limited All That a portion measuring 1 Bigha 2 Cottah 15 Chittack 31 Square feet out of her 39 Satak portion of the Dag 5 to 8 Property (hereinafter referred to as "the **First Lot Property**"), absolutely and forever.
- 1.7 Pursuant to the sale as aforesaid, the said Manju Devi Goyal remained the owner of the balance of the First Lot Property containing an area of 10 Chittack 8 square feet or 1.051 Satak more or less comprised in (i) a portion containing an area of 0.25 Satak more or less

of R.S. and L.R. Dag No. 6 and (ii) a portion containing an area of 0.801 Satak more or less of R.S. and L.R. Dag No. 7 (hereinafter referred to as “the **Second Lot Property**”) and by a Sale Deed dated 7th June 2016 and registered with Additional District Sub-Registrar, Baruipur in Book I Volume No. 1611-2016 Pages from 91130 to 91150 Being No. 161105027 for the year 2016, the said Manju Devi Goyal for the consideration therein mentioned sold conveyed and transferred unto and to one Babai Das All That the Second Lot Property, absolutely and forever.

- 1.8 The said Skipper International Private Limited had defaulted in repayment of loan Oriental Bank of Commerce and in proceedings under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 against the said Skipper International Private Limited, Antray Developers Private Limited (since been converted to ‘Antray Developers LLP’) was declared the highest bidder in an auction sale and by a sale certificate dated 6th July 2015 and by an Instrument of Sale dated 22nd July 2016 and registered with Additional Registrar of Assurances-I, Kolkata in Book I, Volume No. 1901-2016 Pages 193957 to 193984 Being No. 19015764 for the year 2016, the First Lot Property was sold conveyed and transferred unto and to Antray Developers LLP, absolutely and forever.
- 1.9 By a sale deed dated 13th May 2017 and registered with Additional Registrar of Assurances-I, Kolkata in Book I, Volume No. 1901-2017 Pages 89216 to 89253 Being No. 190102829 for the year 2017 the said Babai Das for the consideration therein mentioned sold conveyed and transferred unto and to (1) Arrowline Conclave Private Limited and (2) Antray Developers LLP the said Second Lot Property, absolutely and forever.
2. **Re: R.S. and L.R. Dag Nos. 9, 10, 11, 12, 18, 23, 26, 50 and 51 – Subject Area – 273.4059 Satak or 2.734059 Acre, Total Area in Dags – 276 Satak or 2.76 Acre (“Nine Dag Property”):**
 - 2.1 One Badsha Molla (since deceased) was the sole and absolute owner of **ALL THAT** the pieces and parcels of land containing an area of 2.76 Acres or 276 Sataks more or less situate lying at and being entire R.S. and L.R. Dag Nos. 9, 10, 11, 12, 18, 23, 26, 50 and 51 in Mouza Baikunthapur, J.L. No. 36, Police Station Baruipur in the District of South 24-Parganas hereinafter referred to as “the **Larger Property**”.
 - 2.2 The said Badsha Molla died intestate leaving him surviving his four sons namely Wahed Molla (also known as Ahedali Molla) (since deceased), Jobed Ali Molla (since deceased), Tamir Ali Molla (since deceased) and Monor Ali Molla (also known as Monoruddin Molla) (since deceased) and two daughters namely Tuko Bibi (since deceased) and Rashmoni Bibi (since deceased) as his only heirs heiresses and legal representatives who all upon his death inherited and became entitled to the Larger Property with each of the four sons having one-fifth part or share in such Larger Property and each of the two daughters having one-tenth part or share in such Larger Property, absolutely. The names of the said Wahed Molla, Jobed Ali Molla, Tamir Ali Molla, Monor Ali Molla, Tuko Bibi

and Rashmoni Bibi were recorded as Raiyats in the Records of Rights published under the West Bengal Land Reforms Act, 1955 for L.R. Dag Nos. 9, 10, 11, 12, 18, 23, 26 and 50 under L.R. Khatian Nos. 25, 98, 103, 227, 102 and 260 respectively and for L.R. Dag No. 51 under L.R. Khatian Nos. 190/1, 190/2, 190/3, 190/4, 190/5 and 190/6.

- 2.3 The said Tuko Bibi died intestate leaving her surviving her two daughters namely Sukhjan Bibi (also known as Supriya Piyada) and Rupjan Bibi (also known as Rupjan Beoya Mondal) and the aforesaid brothers namely Wahed Molla, Javed Ali Molla, Tamir Ali Molla and Monor Ali Molla and one sister namely Rashmoni Bibi as her only heirs and legal representatives who all upon her death inherited and became entitled to her entire part or share of and in the Larger Property, absolutely with each of the two daughters inheriting undivided $1/30^{\text{th}}$ (one-thirtieth) part or share and out of the remaining $1/30^{\text{th}}$ part or share each of the four brothers inheriting $1/135^{\text{th}}$ part or share and the sister inheriting $1/270^{\text{th}}$ part or share in the Larger Property. Accordingly each of the said four brothers became entitled to $28/135^{\text{th}}$ part or share of and in the Larger Property and the said Rashmoni Bibi became entitled to $28/270^{\text{th}}$ part or share of and in the Larger Property.
- 2.4 The said Javed Ali Molla died intestate leaving him surviving his wife namely Napurjan Bibi (since deceased), four sons namely Samaser Mola (also known as Samser Molla and Samser Ali Molla), Asraf Molla, Jamshed Ali Molla and Mosaraf Ali Molla (also known as Mosarad Ali Molla) and four daughters namely Rijiya Mandal (also known as Rijiya Bibi), Golap Jan Bibi, Pirarjan Gaji (also known as Piyarjan Bibi and Pirarjan Gaji Bibi) and Atarjan Bibi (since deceased), as his only heirs heiresses and legal representatives who all upon his death inherited and became entitled to his entire part or share of and in the Larger Property with the wife inheriting undivided $1/8^{\text{th}}$ part or share, each of the four sons inheriting undivided $7/48^{\text{th}}$ part or share and each of the four daughters inheriting $7/96^{\text{th}}$ part or share in the estate of Javed Ali Molla.
- 2.5 The said Napurjan Bibi died intestate leaving her surviving her four sons namely Samaser Mola, Asraf Molla, Jamshed Ali Molla and Mosaraf Ali Molla and four daughters namely Atarjan Bibi, Rijiya Mandal, Golap Jan Bibi and Pirarjan Gaji as her only heirs heiresses and legal representatives who all upon her death inherited and became entitled to her entire part or share of and in the Larger Property, absolutely with each of the four sons inheriting undivided one-sixth and each of the four daughters inheriting one-twelfth part or share in the estate of Napurjan Bibi Mola.
- 2.6 By the following four sale deeds all dated 10th March 1982 and registered with the Sub Registrar Baruipur, the two daughters of Tuko Bibi namely Sukjan Bibi and Rupjan Bibi and the said Rashmoni Bibi for the consideration therein respectively mentioned sold conveyed and transferred the following portions in the Larger Property (which included the entire portion of the said Sukjan Bibi and Rupjan Bibi in the Larger Property) and also sold their other properties, absolutely and forever:-

- 2.6.1 Sale Deed registered in Book No. I Volume No. 19 Pages 267 to 271 Being No. 1461 for the year 1982 in respect of **All That** portion admeasuring 20.25 Sataks or 0.2025 acre out the Larger Property and their other properties which, inter alia, included 14.416 Sataks or 0.14416 acre out of the Larger Property which inter alia, included 7.35 Sataks or 0.0735 acre more or less of the said Rashmoni Bibi and the remaining 7.066 Sataks or 0.07066 acre more or less of the said Sukjan Bibi and Rupjan Bibi in favour of the said Monoruddin Molla.
- 2.6.2 Sale Deed registered in Book No. I Volume No. 19 Pages 272 to 276 Being No. 1462 for the year 1982 in respect of **All That** portion admeasuring 20.25 Sataks out of the Larger Property and their other properties which inter alia, included 14.416 Sataks or 0.14416 acre out of the Larger Property which inter alia, included 7.35 Sataks or 0.0735 acre more or less of the said Rashmoni Bibi and the remaining 7.066 Sataks or 0.07066 acre more or less of the said Sukjan Bibi and Rupjan Bibi in favour of the said Tamir Ali Molla.
- 2.6.3 Sale Deed registered in Book No. I Volume No. 29 Pages 175 to 179 Being No. 1463 for the year 1982 in respect of **All That** portion admeasuring 20.25 Sataks more or less out the Larger Property and their other properties which inter alia, included 14.416 Sataks or 0.14416 acre out of the Larger Property which inter alia, included 7.35 Sataks or 0.0735 acre more or less of the said Rashmoni Bibi and the remaining 7.066 Sataks or 0.07066 acre more or less of the said Sukjan Bibi and Rupjan Bibi in favour of the said Ahedali Molla (also known as Wahed Ali Molla and Ohed Ali Molla).
- 2.6.4 Sale Deed registered in Book I Volume No. 29 Pages 180 to 184 Being No. 1464 for the year 1982 in respect of **All That** portion admeasuring 16.50 Sataks or 0.1650 acre out the Larger Property and their other properties which inter alia, included 11.64 Sataks or 0.1164 acre out of the Larger Property comprising of 5.90 Sataks or 0.0590 acre more or less of the said Rashmoni Bibi and the remaining 5.74 Sataks or 0.0574 acre more or less of the said Sukjan Bibi and Rupjan Bibi in favour of the said Samaser Ali Molla, Asraf Ali Molla, Jamshed Ali Molla and Mosarad Ali Molla.
- 2.7 In the premises aforesaid (i) each of the sons of Javed Ali Molla namely the said Samaser Mola, Asraf Molla, Jamshed Ali Molla, Mosaraf Ali Molla, became the owner of (a) 14/405 part or share in the Larger Property inherited by them as aforesaid and (b) 0.1164 acre more or less collectively purchased by them by the Sale Deed dated 10th March 1982 and each of the daughters of Javed Ali Molla namely Atarjan Bibi, Rijiya Mandal, Golap Jan Bibi and Pirarjan Gaji became the owner of 7/405 part or share in the Larger Property inherited by them as aforesaid, (ii) the said Tamir Ali Molla became the owner of (a) 1/5th part or share as heir of the said Badsha Molla, (b) 1/135th part or share as heir of the said Tuko Bibi and (c) 0.14416 Acre more or less purchased by him by the Sale Deed dated 10th March 1982 (collectively referred to as "**Tamir's Estate**"), (iii) the said Monorali Molla became the owner of (a) 1/5th part or share as heir of the said Badsha Molla, (b) 1/135th part or share as heir of the said Tuko Bibi and (c) 0.14416 Acre more or less

purchased by him by the Sale Deed dated 10th March 1982 (collectively referred to as **"Monor's Estate"**) and (iv) the said Wahed Ali Molla became the owner of (a) 1/5th part or share as heir of the said Badsha Molla, (b) 1/135th part or share as heir of the said Tuko Bibi and (c) 0.14416 Acre more or less purchased by him by the Sale Deed dated 10th March 1982 (collectively referred to as **"Wahed's Estate"**).

- 2.8 The said Atarjan Bibi died intestate leaving him surviving his husband Joynal Molla (also known as Jaynal Molla), three sons namely Ismail Molla, Faroz Ali Molla and Entaj Ali Molla and two daughters namely Joynur Bibi and Tanjila Bibi Laskar as her only heirs and legal representatives who all upon her death inherited and became entitled to her entire part or share of and in the Larger Property, absolutely with Joynal Molla inheriting 1/4th part or share, each of the three sons inheriting 3/16 part or share and each of the two daughters inheriting 3/32 part or share out of the estate left by Atarjan Bibi.
- 2.9 The said Tamir Ali Molla died intestate leaving him surviving his two sons namely Ahammad Molla and Mohammed Molla and six daughters namely Nurbibi, Noorjahan Bibi, Asma Mondal, Hasina Mondal, Nehar Banu Bibi (since deceased) and Sorbanu Bibi (since deceased) as his only heirs and legal representatives who all upon his death inherited and became entitled to his entire part or share of and in the Larger Property with each of the two sons inheriting undivided 1/5th part or share and each of the six daughters inheriting 1/10th part or share in the Tamir's Estate .
- 2.10 The said Sorbanu Bibi, died intestate on 2nd October 2013 leaving her surviving her husband namely Mistri Abdul Asim (also known as Asim Mistry), three sons namely Sorif Mistry, Arifa Mistry and Mistri Sharif (also known as Mistry Sharif) and two daughters namely Tajmira Mistry and Takadira Bibi as her only heirs and legal representatives in respect of her entire part or share of and in the Larger Property with the husband inheriting 1/4th part or share, each of the three sons inheriting 3/16th part or share and each of the two daughters inheriting 3/32 part or share in the estate of Sorbanu Bibi.
- 2.11 The said Neher Banu Bibi died intestate on 23rd October 2013 leaving her surviving her husband namely Tahar Ali Molla, six sons namely Abdul Sattar Molla, Jakir Hossain Molla, Sajahan Molla, Belal Molla, Abdul Karim Molla and Bapi Ali Molla and four daughters namely Mariom Bibi, Tanjil Bibi, Sakila Bibi and Sabera Bibi Chitrakar as her heirs and legal representatives in respect of her entire part or share of and in the Larger Property with the husband inheriting 1/4th part or share, each of the six sons inheriting 3/32 part or share and each of the four daughters inheriting 3/64 part or share in the estate of Neher Banu Bibi.
- 2.12 The said Monorali Molla died intestate leaving him surviving his wife namely Shamat Banu (since deceased), four sons namely Noor Ali Molla, Rustam Ali Molla, Yusuf Molla and Yunus Ali Molla and two daughters namely Rabijan Gazi and Mariyam Mandal, as his only heirs and legal representatives who all upon his death inherited and became entitled to his entire part or share of and in the Larger Property with his wife inheriting

undivided 1/8th part or share, each of the four sons inheriting undivided 7/40th part or share and each of the two daughters inheriting undivided 7/80th part or share in the Monor's Estate.

- 2.13 The said Shamat Banu died intestate leaving her surviving her said four sons namely the said Noorali Molla, Rustam Molla, Yusuf Molla, Yunus Molla and said two daughters namely Rabijan Gazi and Mariyam Mandal as her only heirs and legal representatives who all upon her death inherited and became entitled to her entire part or share of and in the Larger Property, absolutely with each of her four sons inheriting undivided 1/5th part or share and each of the two daughters inheriting 1/10th part or share in the estate of Shamat Banu.
- 2.14 The said Wahed Ali Molla died intestate leaving him surviving his three sons namely Munsur Ali Molla, Moslem Molla and Akbar Molla (since deceased) and four daughters namely Shakilabibi Laskar, Marijan Bibi, Sukina Bibi, Mourjan Molla, as his only heirs and legal representatives who all upon his death inherited and became entitled to his entire part or share of and in the Larger Property with each of the three sons inheriting undivided 1/5th part or share and each of the four daughters inheriting 1/10th part or share in the Wahed's Estate.
- 2.15 The said Rashmoni Bibi, died intestate leaving her surviving her four daughters namely Suratan Bibi (since deceased), Kanchan Mondal (since deceased), Hiran Bibi, Ariga Bibi (since deceased) as her heirs and legal representatives in respect of two-third of her estate who all four upon her death inherited and became entitled to two-third of her entire part or share of and in the said Larger Property absolutely and in equal shares. The Husband of Rashmoni Bibi namely Kurban Molla predeceased her.
- 2.16 The said Samaser Mola, Asraf Molla, Jamshed Ali Molla, Mosaraf Ali Molla {as four sons of Javed Ali Molla (the brother of the said Rashmoni Bibi)}, Ahammad Molla and Mohammed Molla {as two sons of Tamir Ali Molla (the brother of the said Rashmoni Bibi)}, Noor Ali Molla, Rustam Ali Molla, Yusuf Molla and Yunus Ali Molla {as four sons of Monorali Molla (the brother of the said Rashmoni Bibi)} and Munsur Ali Molla, Moslem Molla and Akbar Ali Molla {as three sons of Wahed Ali Molla (the brother of the said Rashmoni Bibi)} inherited and became entitled to a part or share of the estate of Rashmoni Bibi.
- 2.17 The said Akbar Molla died intestate leaving him surviving his wife namely Sahida Molla, two sons namely Rajiesh Ali Molla and Samsuddin Molla and six daughters namely Monohara Sekh, Sayrabanu Mistri, Anowara Mistri, Aanar Banu Bibi, Mina Sana and Baby Khatun as his only heirs and legal representatives who all upon his death inherited and became entitled to his entire part or share of and in the Larger Property with his wife inheriting undivided 1/8th part or share, each of the two sons inheriting undivided 7/40th part or share and each of the six daughters inheriting undivided 7/80th part or share in the estate of Akbar Ali Molla absolutely.

- 2.18 The said Suratan Bibi, died intestate leaving her surviving her husband Jabedali Laskar (since deceased), her three sons namely Soleman Laskar, Niyamat Laskar (since deceased), Usman Laskar (since deceased), and one daughter Lalbanu Bibi Shekh as her only heirs and legal representatives who all upon her death inherited and became entitled to her entire part or share of and in the said Larger Property with his husband inheriting undivided $1/4^{\text{th}}$ part or share, each of the three sons inheriting undivided $3/14^{\text{th}}$ part or share and the daughter inheriting undivided $3/28^{\text{th}}$ part or share in the estate of Suratan Bibi absolutely.
- 2.19 The said Ariga Bibi died intestate leaving her surviving her husband namely Kasem Mudi and three sons namely Rafik Mudi, Firoj Mudi and Fajlu Mudi as her only heirs and legal representatives who all upon her death inherited and became entitled to her entire part or share of and in the said Larger Property with his husband inheriting undivided $1/4^{\text{th}}$ part or share and each of the three sons inheriting undivided $1/4^{\text{th}}$ part or share in the estate of Ariga Bibi absolutely.
- 2.20 The said Usman Laskar, died intestate leaving him surviving his father Javed Ali Laskar (since deceased), wife namely Halima Laskar, one son namely Sajahan Ali Laskar, and three daughters namely Hafiza Bibi, Mafiza Laskar and Sajida Laskar as his only heirs and legal representatives who all upon his death inherited and became entitled to his entire part or share of and in the said Larger Property with his father inheriting undivided $1/6^{\text{th}}$ part or share, his wife inheriting undivided $1/8^{\text{th}}$ part or share, his son inheriting undivided $17/60^{\text{th}}$ part or share and each of the three daughters inheriting undivided $17/120^{\text{th}}$ part or share in the estate of Usman Laskar absolutely.
- 2.21 The said Jabedali Laskar subsequently died intestate leaving him surviving his remaining sons and daughters named above who all inherited and became entitled to his entire part or share of and in the Larger Property, absolutely.
- 2.22 The said Niyamat Laskar, died intestate on 26th September 2005 leaving him surviving his wife namely Rabeya Laskar two sons namely Sahabuddin Laskar and Altapuddin Laskar and four daughters namely Nurnihar Sk., Najira Laskar, Ajima Khatun, Minara Khatun as his only heirs and legal representatives who all upon his death inherited and became entitled to his entire part or share of and in the said Larger Property with his wife inheriting undivided $1/8^{\text{th}}$ part or share, his two son inheriting undivided $7/32^{\text{nd}}$ part or share and each of the four daughters inheriting undivided $7/64^{\text{th}}$ part or share in the estate of Niyamat Laskar, absolutely.
- 2.23 By an Indenture of Conveyance dated 17th May 2013 and registered in Book I Volume No. 10 Pages 321 to 337 Being No. 04877 for the year 2013 as rectified by a Deed of Declaration dated 4th August 2015 and registered with Additional Registrar of Assurances-I, Kolkata in Book I Volume No. 1901-2015 Pages 69587 to 69606 Being No. 190106308 for the year 2015, the said Entaj Ali and Joynur Khatun for the consideration therein mentioned sold conveyed and transferred unto and to Arrowline Conclave Private Limited

- All That** piece and parcel of land containing an area of 0.011 Acre or 1.10 Sataks more or less comprised of (i) 0.0012 Acre in Dag No. 10, (ii) 0.0017 Acre in Dag 11, (iii) 0.0013 Acre in Dag 18, (iv) 0.0014 Acre in Dag No. 23, (v) 0.0033 Acre in Dag No. 26 and (vi) 0.0021 Acre in Dag No. 50 out of the Larger Property, absolutely and forever.
- 2.24 By an Agreement for Sale dated 30th May 2013 and registered with the Additional Registrar of Assurances-I, Kolkata in Book I Volume No. 11 Pages 414 to 432 Being No. 5393 for the year 2013 followed by a Sale Deed dated 19th May 2015 and registered with Additional Registrar of Assurances-I, Kolkata in Book No. I Volume No. 1901-2015 Pages 1119 to 1168 Being No. 190104115 for the year 2015, the said (1) Ismail Molla, (2) Faroz Ali Molla and (3) Tanjila Bibi Laskar for the consideration therein mentioned sold conveyed and transferred unto and to Arrowline Conclave Private Limited **All That** piece and parcel of land containing an area of 0.0228 Acre more or less comprised of (i) 0.0004 Acre in Dag No. 9, (ii) 0.002 Acre in Dag No. 10, (iii) 0.0029 Acre in Dag 11, (iv) 0.0005 Acre in Dag No. 12, (v) 0.0022 Acre in Dag 18, (vi) 0.0025 Acre in Dag No. 23, (vii) 0.0058 Acre in Dag No. 26, (viii) 0.0037 Acre in Dag No. 50 and (ix) 0.0028 Acre in Dag No. 51 out of the Larger Property, absolutely and forever.
- 2.25 By an Agreement for Sale dated 30th May 2013 and registered with the Additional Registrar of Assurances-I, Kolkata in Book I Volume No. 11 Pages 433 to 451 Being No. 5394 for the year 2013 followed by a Sale Deed dated 20th May 2015 and registered with Additional Registrar of Assurances-I, Kolkata in Book No. I Volume No. 1901-2015 Pages 982 to 1036 Being No. 190104111 for the year 2015 the said (1) Rijiya Mandal, (2) Golap Jan Bibi and (3) Pirarjan Gaji for the consideration therein mentioned sold conveyed and transferred unto and to Arrowline Conclave Private Limited, **All That** piece and parcel of land containing an area of 0.1464 Acre or 14.64 Sataks more or less comprised of (i) 0.003 Acre in Dag No. 9, (ii) 0.01293 Acre in Dag No. 10, (iii) 0.01824 Acre in Dag 11, (iv) 0.00319 Acre in Dag No. 12, (v) 0.01456 Acre in Dag 18, (vi) 0.01608 Acre in Dag No. 23, (vii) 0.03698 Acre in Dag No. 26, (viii) 0.02334 Acre in Dag No. 50 and (ix) 0.01811 Acre in Dag No. 51 out of the Larger Property, absolutely and forever. One Delpro Construction Private Limited concurred and confirmed such sale.
- 2.26 By an Agreement for sale dated 18th July 2013 and registered with the Additional Registrar of Assurances-I, Kolkata in Book I Volume No. 14 Pages 86 to 119 Being No. 7083 for the year 2013 followed by a Sale Deed dated 6th May 2015 and registered with Additional Registrar of Assurances-I, Kolkata in Book No. I CD-Volume No. 11 Pages 2713 to 2764 Being No. 3861 for the year 2015, the said Soleman Laskar, Lalbanu Bibi Shekh, Rabeya Laskar, Sahabuddin Laskar, Nurnihar Sk., Najira Laskar, Ajima Khatun, Minara Khatun, Altapuddin Laskar, Halima Laskar, Hafija Bibi, Mafiza Laskar, Sajida Laskar, Sajahan Ali Laskar, Ishaque Mondal, Ajar Mondal, Ajibar Mondal, Chhakila Halder, Hiranman Laskar, Kasem Mudi, Rafik Mudi, Firoj Mudi and Fajlu Mudi for the consideration therein mentioned sold conveyed and transferred unto and to Arrowline Conclave Private Limited, **All That** piece and parcel of land containing an area of 0.1694 Acre more or less comprised

of (i) 0.002 Acre in Dag No. 9, (ii) 0.0167 Acre in Dag No. 10, (iii) 0.0204 Acre in Dag No. 11, (iv) 0.0053 Acre in Dag No. 12, (v) 0.0168 Acre in Dag No. 18, (vi) 0.0222 Acre in Dag No. 23, (vii) 0.0401 Acre in Dag No. 26, (viii) 0.028 Acre in Dag No. 50, (ix) 0.0179 Acre in Dag No. 51 in portions of the Larger Property, absolutely and forever. One Makelife Nirman Private Limited, Shivoham Residency Private Limited, (3) Shivpariwar Vincom Private Limited and (4) Delpro Construction Private Limited concurred and confirmed such sale.

- 2.27 By an Indenture of Conveyance dated 7th May 2015 and registered in Book I Volume No. 11 Pages 3856 to 3879 Being No. 03905 for the year 2015, the said Rupjan Bibi and Sukjan Bibi for the consideration therein mentioned sold conveyed and transferred unto and to Antray Developers Private Limited **All That** piece and parcel of land containing an area of 0.014 Acre or 14 Sataks more or less comprised of (i) 0.003 Acre in Dag No. 9, (ii) 0.011 Acre in Dag No. 10, (iii) 0.019 Acre in Dag No. 11, (iv) 0.004 Acre in Dag No. 12, (v) 0.014 Acre in Dag No. 18, (vi) 0.015 Acre in Dag No. 23, (vii) 0.038 Acre in Dag No. 26, (viii) 0.022 Acre in Dag No. 50 and (ix) 0.014 Acre in Dag No. 51 out of the Larger Property, absolutely and forever. One Honeybird Developers Private Limited and Petunia Heights Private Limited concurred and confirmed such sale. Subsequent to the sale as aforesaid, it transpired that the said Rupjan Bibi and Sukjan Bibi in addition to the sale deed 10th March 1982 in favour of Samaser Ali Molla, Asraf Ali Molla, Jamshed Ali Molla and Mosarad Ali Molla (as recited in clause 2.6.4 above) had, amongst other properties, sold their remaining right title and interest in the said Nine Dag Property by three several sale deeds dated 10th March 1982 in favour of Monoruddin Molla, Tamir Ali Molla and Ahedali Molla (as recited in clause 2.6.1 to 2.6.3 above) and after the death of the said Monoruddin Molla, Tamir Ali Molla and Ahedali Molla, their respective heirs have from time to time, sold amongst other properties, the shares in the Nine Dag Property as recited in clause 2.33 to 2.44 below.
- 2.28 By an Agreement for Sale dated 20th July 2013 and registered with the Additional Registrar of Assurances-I, Kolkata in Book I Volume No. 14 Pages 1047 to 1066 Being No. 7141 for the year 2013 followed by a Sale Deed dated 19th May 2015 and registered with Additional Registrar of Assurances-I, Kolkata in Book No. I Volume No. 1901-2015 Pages 1380 to 1441 Being No. 190104116 for the year 2015 the said (1) Samaser Mola and (2) Asraf Molla for the consideration therein mentioned sold conveyed and transferred unto and to Arrowline Conclave Private Limited, **All That** piece and parcel of land containing an area of 0.2659 Acre or 26.59 Sataks more or less comprised of (i) 0.0038 Acre in Dag No. 9, (ii) 0.0234 Acre in Dag No. 10, (iii) 0.0328 Acre in Dag No. 11, (iv) 0.0071 Acre in Dag No. 12, (v) 0.0266 Acre in Dag No. 18, (vi) 0.03 Acre in Dag No. 23, (vii) 0.0672 Acre in Dag No. 26, (viii) 0.042 Acre in Dag No. 50 and (ix) 0.033 Acre in Dag No. 51 out of the Larger Property, absolutely and forever. One Looklike Promoters Private Limited, Mamtamayee Builders Private Limited and Shivpariwar Vincom Private Limited concurred and confirmed such sale.

- 2.29 The said Kanchan Mondal died intestate on 23rd October 2013 leaving her surviving her three sons namely Ishaque Mondal, Ajgar Mondal and Rajibar Mondal (also known as Ajibar Mondal) and one daughter Sakila Bibi (also known as Chhakila Halder) as her only heirs and legal representatives who all upon her death inherited and became entitled to her entire part or share of and in the said Larger Property, absolutely and forever with his three sons inheriting undivided 2/7th part or share and the daughters inheriting undivided 1/7th part or share in the estate of Kanchan Mondal, absolutely. Husband of Kanchan Mondal namely Moujaddin Mondal predeceased her.
- 2.30 By an Indenture of Conveyance dated 25th October 2013 and registered in Book I Volume No. 19 Pages 5988 to 6007 Being No. 10027 for the year 2013 as rectified by a Deed of Declaration dated 4th August 2015 and registered with Additional Registrar of Assurances-I, Kolkata in Book I Volume No. 1901-2015 Pages 69587 to 69606 Being No. 190106308 for the year 2015, the said Entaj Ali and Joynur Khatun for the consideration therein mentioned sold conveyed and transferred unto and to Arrowline Conclave Private Limited, **All That** piece and parcel of land containing an area of 0.002625 Acre or 0.2625 Sataks more or less comprised of (i) 0.000007 Acre in Dag No. 10, (ii) 0.000010 Acre in Dag 11, (iii) 0.000061 Acre in Dag 18, (iv) 0.000107 Acre in Dag No. 23, (v) 0.000151 Acre in Dag No. 26, (vi) 0.000088 Acre in Dag No. 50, (vii) 0.000234 Acre in Dag No. 9, (viii) 0.000292 Acre in Dag No. 12, (ix) 0.001675 Acre in Dag No. 51 out of the Larger Property, absolutely and forever.
- 2.31 By a Sale Deed dated 20th May 2015 and registered with Additional Registrar of Assurances-I, Kolkata in Book No. I Volume No. 1901-2015 Pages 4747 to 4792 Being No. 190104214 for the year 2015 the said Mosaraf Ali Molla for the consideration therein mentioned sold conveyed and transferred unto and to (1) Arrowline Conclave Private Limited and (2) Antray Developers Private Limited, **All That** piece and parcel of land containing an area of 0.13296 Acre or 13.296 Sataks more or less comprised of (i) 0.0019 Acre in Dag No. 9, (ii) 0.0117 Acre in Dag No. 10, (iii) 0.01638 Acre in Dag 11, (iv) 0.00356 Acre in Dag No. 12, (v) 0.0133 Acre in Dag 18, (vi) 0.015 Acre in Dag No. 23, (vii) 0.03358 Acre in Dag No. 26, (viii) 0.02104 Acre in Dag No. 50 and (ix) 0.0165 Acre in Dag No. 51 out of the Larger Property, absolutely and forever.
- 2.32 By a Sale Deed dated 29th May 2015 and registered with Additional Registrar of Assurances-I, Kolkata in Book No. I Volume No. 1901-2015 Pages 7746 to 7783 Being No. 190104288 for the year 2015 the said Jaynal Molla for the consideration therein mentioned sold conveyed and transferred unto and to Antray Developers LLP, **All That** piece and parcel of land containing an area of 1.216 Satak or 0.01216 acre more or less comprised of (i) 0.00022 Acre in Dag No. 9, (ii) 0.00108 Acre in Dag No. 10, (iii) 0.00152 Acre in Dag 11, (iv) 0.00027 Acre in Dag No. 12, (v) 0.00121 Acre in Dag 18, (vi) 0.00134 Acre in Dag No. 23, (vii) 0.00308 Acre in Dag No. 26, (viii) 0.00194 Acre in Dag No. 50 and (ix) 0.0015 Acre in Dag No. 51 out of the Larger Property, absolutely and forever.

- 2.33 The said (1) Arrowline Conclave Private Limited and (2) Antray Developers LLP purchased **All That** piece and parcel of land containing an area of 13.2015 Satak or 0.132015 acre more or less comprised in R.S. and L.R. Dag Nos. 9, 10, 11, 12, 18, 23, 26, 50 and 51 from the following Owners by virute of the belowmentioned two sale deeds:-
- 2.33.1 Sale Deed dated 4th June 2015 and registered with Additional Registrar of Assurances-I, Kolkata in Book No. I Volume No. 1901-2015 Pages 13744 to 13848 Being No. 190104464 for the year 2015 from the said Mistri Abdul Asim, Sorif Mistry, Arifa Mistry, Mistri Sharif, Tajmira Mistry, Takadira Bibi, Molla Tahar, Molla A. Sattar, Jakir Hossain Molla, Molla Shajahan, Belal Molla, Abdul Karim Molla, Bapi Ali Molla, Mariom Bibi, Tanjil Molla, Sakila Bibi and Sabera Bibi Chitrakar.
- 2.33.2 Sale Deed dated 15th May 2017 and registered with Additional Registrar of Assurances-I, Kolkata in Book No. I Volume No. 1901-2017 Pages 89254 to 89303 Being No. 190102830 for the year 2017 from the said Mistri Abdul Asim, Sorif Mistry, Arifa Mistry, Mistri Sharif, Tajmira Mistry and Takadira Bibi.
- 2.34 By a Sale Deed dated 7th July 2015 and registered with Additional Registrar of Assurances-I, Kolkata in Book No. I Volume No. 1901-2015 Pages 50839 to 50874 Being No. 190105509 for the year 2015 the said (1) Rabijan Gazi and (2) Mariyam Mandal for the consideration therein mentioned sold conveyed and transferred unto and to (1) Arrowline Conclave Private Limited and (2) Antray Developers LLP, **All That** piece and parcel of land containing an area of 14.48 Satak or 0.1448 acre more or less comprised of (i) 0.0024 Acre in Dag No. 9, (ii) 0.012 Acre in Dag No. 10, (iii) 0.018 Acre in Dag 11, (iv) 0.0036 Acre in Dag No. 12, (v) 0.0146 Acre in Dag 18, (vi) 0.0164 Acre in Dag No. 23, (vii) 0.0372 Acre in Dag No. 26, (viii) 0.0232 Acre in Dag No. 50 and (ix) 0.0174 Acre in Dag No. 51 out of the Larger Property, absolutely and forever.
- 2.35 By a Sale Deed dated 19th August 2015 and registered with Additional Registrar of Assurances-I, Kolkata in Book No. I Volume No. 1901-2015 Pages 84770 to 84813 Being No. 190106792 for the year 2015 the said (1) Shakilabibi Laskar, (2) Marijan Bibi and (3) Sakina Bibi for the consideration therein mentioned sold conveyed and transferred unto and to (1) Arrowline Conclave Private Limited and (2) Antray Developers LLP, **All That** piece and parcel of land containing an area of 22.14 Sataks or 0.2214 Acre more or less comprised of (i) 0.0036 Acre in Dag No. 9, (ii) 0.018 Acre in Dag No. 10, (iii) 0.0272 Acre in Dag 11, (iv) 0.0054 Acre in Dag No. 12, (v) 0.0261 Acre in Dag 18, (vi) 0.0245 Acre in Dag No. 23, (vii) 0.0556 Acre in Dag No. 26, (viii) 0.0348 Acre in Dag No. 50 and (ix) 0.0262 Acre in Dag No. 51 out of the Larger Property, absolutely and forever.
- 2.36 By a Sale Deed dated 28th August 2015 and registered with Additional Registrar of Assurances-I, Kolkata in Book No. I Volume No. 1901-2015 Pages 93449 to 93487 Being No. 190107047 for the year 2015 the said Hasina Mondal for the consideration therein mentioned sold conveyed and transferred unto and to (1) Arrowline Conclave Private Limited and (2) Antray Developers LLP, **All That** piece and parcel of land containing an

area of 7.3209 Sataks or 0.073209 Acre more or less comprised of (i) 0.001196 Acre in Dag No. 9, (ii) 0.00642 Acre in Dag No. 10, (iii) 0.009048 Acre in Dag 11, (iv) 0.001774 Acre in Dag No. 12, (v) 0.007722 Acre in Dag 18, (vi) 0.00818 Acre in Dag No. 23, (vii) 0.018541 Acre in Dag No. 26, (viii) 0.011584 Acre in Dag No. 50 and (ix) 0.008744 Acre in Dag No. 51 out of the Larger Property, absolutely and forever.

- 2.37 By a Sale Deed dated 28th August 2015 and registered with Additional Registrar of Assurances-I, Kolkata in Book No. I Volume No. 1901-2015 Pages 93488 to 93527 Being No. 190107048 for the year 2015 the said Noorjahan Bibi for the consideration therein mentioned sold conveyed and transferred unto and to (1) Arrowline Conclave Private Limited and (2) Antray Developers LLP, **All That** piece and parcel of land containing an area of 7.3209 Sataks or 0.073209 Acre more or less comprised of (i) 0.001196 Acre in Dag No. 9, (ii) 0.00642 Acre in Dag No. 10, (iii) 0.009048 Acre in Dag 11, (iv) 0.001774 Acre in Dag No. 12, (v) 0.007722 Acre in Dag 18, (vi) 0.00818 Acre in Dag No. 23, (vii) 0.018541 Acre in Dag No. 26, (viii) 0.011584 Acre in Dag No. 50 and (ix) 0.008744 Acre in Dag No. 51 out of the Larger Property, absolutely and forever.
- 2.38 By a Sale Deed dated 28th August 2015 and registered with Additional Registrar of Assurances-I, Kolkata in Book No. I Volume No. 1901-2015 Pages 93374 to 93409 Being No. 190107045 for the year 2015 the said Asma Mondal for the consideration therein mentioned sold conveyed and transferred unto and to (1) Arrowline Conclave Private Limited and (2) Antray Developers LLP, **All That** piece and parcel of land containing an area of 7.3209 Sataks or 0.073209 Acre more or less comprised of (i) 0.001196 Acre in Dag No. 9, (ii) 0.00642 Acre in Dag No. 10, (iii) 0.009048 Acre in Dag 11, (iv) 0.001774 Acre in Dag No. 12, (v) 0.007722 Acre in Dag 18, (vi) 0.00818 Acre in Dag No. 23, (vii) 0.018541 Acre in Dag No. 26, (viii) 0.011584 Acre in Dag No. 50 and (ix) 0.008744 Acre in Dag No. 51 out of the Larger Property, absolutely and forever.
- 2.39 By a Sale Deed dated 28th August 2015 and registered with Additional Registrar of Assurances-I, Kolkata in Book No. I Volume No. 1901-2015 Pages 93410 to 93448 Being No. 190107046 for the year 2015 the said Nurbibi for the consideration therein mentioned sold conveyed and transferred unto and to (1) Arrowline Conclave Private Limited and (2) Antray Developers LLP, **All That** piece and parcel of land containing an area of 7.3209 Sataks or 0.073209 Acre more or less comprised of (i) 0.001196 Acre in Dag No. 9, (ii) 0.00642 Acre in Dag No. 10, (iii) 0.009048 Acre in Dag 11, (iv) 0.001774 Acre in Dag No. 12, (v) 0.007722 Acre in Dag 18, (vi) 0.00818 Acre in Dag No. 23, (vii) 0.018541 Acre in Dag No. 26, (viii) 0.011584 Acre in Dag No. 50 and (ix) 0.008744 Acre in Dag No. 51 out of the Larger Property, absolutely and forever.
- 2.40 By a Sale Deed dated 22nd September 2015 and registered with Additional Registrar of Assurances-I, Kolkata in Book No. I Volume No. 1901-2015 Pages 112778 to 112820 Being No. 190107631 for the year 2015, the said (1) Ahammad Ali Molla and (2) Mohammad Ali Molla for the consideration therein mentioned sold conveyed and

transferred unto and to (1) Arrowline Conclave Private Limited and (2) Antray Developers LLP, **All That** piece and parcel of land containing an area of 29.29 Satak or 0.2929 Acre more or less comprised of (i) 0.0048 Acre in Dag No. 9, (ii) 0.0257 Acre in Dag No. 10, (iii) 0.0362 Acre in Dag No. 11, (iv) 0.0071 Acre in Dag No. 12, (v) 0.0309 Acre in Dag No. 18, (vi) 0.0327 Acre in Dag No. 23, (vii) 0.0741 Acre in Dag No. 26, (viii) 0.0464 Acre in Dag No. 50 and (ix) 0.035 Acre in Dag No. 51 out of the Larger Property, absolutely and forever.

- 2.41 By a Sale Deed dated 22nd September 2015 and registered with Additional Registrar of Assurances-I, Kolkata in Book No. I Volume No. 1901-2015 Pages 112821 to 112863 Being No. 190107632 for the year 2015 the said (1) Munsur Ali Molla and (2) Moslem Molla for the consideration therein mentioned sold conveyed and transferred unto and to (1) Arrowline Conclave Private Limited and (2) Antray Developers LLP, **All That** piece and parcel of land containing an area of 29.70 Satak or 0.2970 Acre more or less comprised of (i) 0.0049 Acre in Dag No. 9, (ii) 0.0242 Acre in Dag No. 10, (iii) 0.0366 Acre in Dag No. 11, (iv) 0.0071 Acre in Dag No. 12, (v) 0.035 Acre in Dag No. 18, (vi) 0.0329 Acre in Dag No. 23, (vii) 0.0746 Acre in Dag No. 26, (viii) 0.0465 Acre in Dag No. 50 and (ix) 0.0352 Acre in Dag No. 51 out of the Larger Property, absolutely and forever.
- 2.42 By a Sale Deed dated 22nd September 2015 and registered with Additional Registrar of Assurances-I, Kolkata in Book No. I Volume No. 1901-2015 Pages 112730 to 112777 Being No. 190107630 for the year 2015, the said (1) Noor Ali Molla, (2) Rustam Ali Molla (3) Ysuf Molla and (4) Yunus Molla for the consideration therein mentioned sold conveyed and transferred unto and to (1) Arrowline Conclave Private Limited and (2) Antray Developers LLP, **All That** piece and parcel of land containing an area of 58.27 Sataks or 0.5827 Acre more or less comprised of (i) 0.0097 Acre in Dag No. 9, (ii) 0.0484 Acre in Dag No. 10, (iii) 0.0732 Acre in Dag No. 11, (iv) 0.0142 Acre in Dag No. 12, (v) 0.0588 Acre in Dag No. 18, (vi) 0.0658 Acre in Dag No. 23, (vii) 0.1491 Acre in Dag No. 26, (viii) 0.0931 Acre in Dag No. 50 and (ix) 0.0704 Acre in Dag No. 51 out of the Larger Property, absolutely and forever.
- 2.43 By a Sale Deed dated 22nd September 2015 and registered with Additional Registrar of Assurances-I, Kolkata in Book No. I Volume No. 1901-2015 Pages 112864 to 112927 Being No. 190107634 for the year 2015 the said (1) Sahida Molla, (2) Rajiesh Ali Molla, (3) Samsuddin Molla, (4) Manohara Sekh, (5) Sahanara Bibi, (6) Anowara Mistri, (7) Aanar Banu Bibi, (8) Mina Sana and (9) Baby Khatun for the consideration therein mentioned sold conveyed and transferred unto and to (1) Arrowline Conclave Private Limited and (2) Antray Developers LLP, **All That** piece and parcel of land containing an area of 14.84 Satak or 0.1484 Acre more or less comprised of (i) 0.0024 Acre in Dag No. 9, (ii) 0.0121 Acre in Dag No. 10, (iii) 0.0183 Acre in Dag No. 11, (iv) 0.0035 Acre in Dag No. 12, (v) 0.0175 Acre in Dag No. 18, (vi) 0.0164 Acre in Dag No. 23, (vii) 0.0373 Acre in Dag No. 26, (viii) 0.0233 Acre in Dag No. 50 and (ix) 0.0176 Acre in Dag No. 51 out of the Larger Property, absolutely and forever.

- 2.44 By a Sale Deed dated 19th October 2015 and registered with Additional Registrar of Assurances-I, Kolkata in Book No. I Volume No. 1901-2015 Pages 141486 to 141521 Being No. 190108479 for the year 2015 the said Maurjan for the consideration therein mentioned sold conveyed and transferred unto and to (1) Arrowline Conclave Private Limited and (2) Antray Developers LLP, **All That** piece and parcel of land containing an area of 7.38 Sataks or 0.0738 Acre more or less comprised of (i) 0.0012 Acre in Dag No. 9, (ii) 0.006 Acre in Dag No. 10, (iii) 0.009 Acre in Dag 11, (iv) 0.0018 Acre in Dag No. 12, (v) 0.0087 Acre in Dag 18, (vi) 0.0082 Acre in Dag No. 23, (vii) 0.0185 Acre in Dag No. 26, (viii) 0.0116 Acre in Dag No. 50 and (ix) 0.0088 Acre in Dag No. 51 out of the Larger Property, absolutely and forever.
- 2.45 By a Sale Deed dated 4th May 2016 and registered with Additional Registrar of Assurances-I, Kolkata in Book I Volume No. 1901-2016 Pages 120875 to 120923 Being No. 190103519 for the year 2016, the said Jamsed Molla for the consideration therein mentioned sold conveyed and transferred unto and to (1) Arrowline Conclave Private Limited and (2) Antray Developers LLP, **All That** piece and parcel of land containing an area of, amongst other properties, 12.65 Sataks or 0.1265 Acre more or less comprised of (i) 0.00176 Acre in Dag No. 9, (ii) 0.01108 Acre in Dag No. 10, (iii) 0.0156 Acre in Dag 11, (iv) 0.0034 Acre in Dag No. 12, (v) 0.01266 Acre in Dag 18, (vi) 0.0142 Acre in Dag No. 23, (vii) 0.032 Acre in Dag No. 26, (viii) 0.02 Acre in Dag No. 50 and (ix) 0.0158 Acre in Dag No. 51 out of the Larger Property, absolutely and forever.
- 2.46 By a Sale Deed dated 12th December 2015 and registered with Additional Registrar of Assurances-I, Kolkata in Book No. I Volume No. 1901-2015 Pages 189620 to 189651 Being No. 190109933 for the year 2015 the said (1) Arrowline Conclave Private Limited and (2) Antray Developers LLP for the consideration therein mentioned sold conveyed and transferred unto and to one Morselim Gazi **All That** piece and parcel of land containing an area of 2.5941 satak or 0.025941 Acre more or less comprised in a divided and demarcated portion of R.S. and L.R. Dag No. 23 out of the Larger Property, absolutely and forever.
- 2.47 Although the said Samaser Molla had sold his entire part or share of and in the R.S. and L.R. Dag No. 51, he had wrongly by a Deed of Gift dated 24th March 2017 and registered with the Additional District Sub Registrar Baruipur in Book I Volume No. 1611-2017 Pages 34569 to 34607 Being No. 161102179 for the year 2017, gifted to his daughter namely Sabina Bibi, a piece and parcel of land containing an area of 1.10 satak or 0.0110 acre more or less in the said R.S. and L.R. Dag No. 51 who again by a sale deed dated 19th July 2018 and registered with Additional District Sub Registrar Baruipur in Book I Volume No. 1611-2018 Pages 97616 to 97639 Being No. 161105183 for the year 2018, the said Sabina Bibi for the consideration therein mentioned sold conveyed and transferred unto and to one Pawan Kumar Bharech (HUF) **All That** the piece and parcel of land containing an area of 1.10 satak or 0.0110 acre more or less in the said R.S. and L.R. Dag No. 51, absolutely and forever.

- 2.48 By a sale deed dated 5th September 2018 and registered with District Sub-Registrar-IV, Alipore in Book I Volume No. 1604-2018 Pages 164898 to 164934 Being No. 160405750 for the year 2018, the said Pawan Kumar Bharech (HUF) for the consideration therein mentioned sold conveyed and transferred unto and to the Arrowline Conclave Private Limited All That the piece and parcel of land containing an area of 1.10 satak or 0.0110 acre more or less in the said R.S. and L.R. Dag No. 51, absolutely and forever. One Sabita Devi Bharech and Tushar Bharech confirmed such sale.

3 R.S. and L.R. Dag No. 19-Subject Area -57 Satak or 0.57 Acre, Total Area in Dag - 57 Satak or 0.57 Acre ("Dag 19 Property"):

3.1 24 Satak Part:

- 3.1.1 One Haran Mondal was the sole and absolute owner of **ALL THAT** piece and parcel of land containing an area of 24 Sataks more or less comprised in R.S. Dag No. 19 recorded in R.S. Khatian Nos. 235, 268 and 280 in Mouza Baikunthapur, Police Station Baruipur, J.L. No. 36, in the District of South 24 Parganas and his name was recorded in the Records of Rights published under the Revisional Settlement.

- 3.1.2 By a Sale Deed dated 21st January 1969 and registered with the Sub-Registrar Baruipur in Book No. I, Volume No. 10, Pages 76 to 79, Being No. 379, for the year 1969, the said Haran Mondal for the consideration therein mentioned sold conveyed and transferred unto and to Jobed Ali Molla, amongst other properties, **All That** the said 24 satak out of the Dag 19 Property, absolutely and forever.

- 3.1.3 By a Deed of Gift dated 22nd September 1983 and registered with Sub-Registrar Baruipur in Book No. I, Volume No. 105, Pages 53 to 58, Being No. 5755, for the year 1983, the said Jobed Ali Molla in consideration of his love and affection towards his brother Jiad Ali Molla, granted conveyed and transferred by way of gift, amongst other properties, **All That** the said 24 satak out of the Dag 19 Property, absolutely and forever.

- 3.1.4 By a Sale Deed dated 13th July 1989 and registered with Additional District Sub-Registrar Baruipur in Book I, Volume No. 59, Pages 97 to 103, Being No. 4711, for the year 1989, the said Jiad Ali Molla for the consideration therein mentioned sold conveyed and transferred unto and to one Abdul Rakib Molla (also known as Rakib Ali Molla) amongst other properties, **All That** the said 24 satak out of the Dag 19 Property, absolutely and forever.

3.2 12 Satak Part:

- 3.2.1 One Arshed Ali Mondal and Lokman Ali Mondal were the full and absolute owners of **ALL THAT** piece and parcel of land containing an area of 12 Sataks more or

less comprised in R.S. Dag No. 19 recorded in R.S. Khatian Nos. 268 and 280, in Mouza Baikunthapur, Police Station Baruipur, J.L. No. 36, in the District of South 24 Parganas and their names was recorded in the Records of Rights published under the Revisional Settlement.

- 3.2.2 By a Sale Deed dated 23rd May 1960 and registered with the Sub-Registrar Baruipur in Book No. I, Volume No. 59, Pages 237 to 238, Being No. 5069, for the year 1960, the said Arshed Ali Mondal for the consideration therein mentioned sold conveyed and transferred unto and to the said Lokman Mondal (also known as Lokman Ali Mondal) **All That** his entire part or share of and in the said 12 Satak, absolutely and forever.
- 3.2.3 By a Sale Deed dated 15th September 1987 and registered with the Additional District Sub-Registrar Baruipur in Book No. I, Volume No. 94, Pages 435 to 440, Being No. 6611, for the year 1987, the said Lokman Ali Mondal for the consideration therein mentioned sold conveyed and transferred unto and to the said Jobed Ali Molla (since deceased) **All That** the said 12 satak out of the Dag 19 Property, absolutely and forever.
- 3.2.4 The said Jobed Ali Molla died intestate on 4th July 1997 leaving him surviving his wife namely Mourjan Bewa (since deceased), one son namely Rakib Ali Molla and two daughters namely Kohinur (also known as Kohinur Bibi) and Asma Gazi (also known as Asma Bibi) as his only heirs heiress and legal representatives who all upon his death inherited and became entitled to the said 12 satak with his wife inheriting undivided 1/8th part or share, his son inheriting 7/16th part or share and each of the two daughters inheriting 7/32th part or share in the estate of Jobed Ali Molla, absolutely.
- 3.2.5 The said Mourjan Bewa died intestate on 21st September 2000 leaving her surviving her son namely the said Rakib Ali Molla and two daughters namely the said Kohinur and Asma Gazi as her only heirs heiress and legal representatives who all upon her death inherited and became entitled to her entire part or share in the said 12 satak with his son inheriting one-half part or share and each of the daughters inheriting one-fourth part or share in the estate of Mourjan Bewa, absolutely.
- 3.2.6 By a Deed of Gift dated 6th November 2015 and registered with the Additional District Sub-Registrar Baruipur in Book No. I, Volume No. 1611-2015, Pages 85074 to 85091, Being No. 161108820 for the year 2015, the said Kohinur Bibi and Asma Gazi in consideration of their love and affection towards their brother Rakib Ali Molla, granted conveyed and transferred by way of gift **All That** their entire share in the piece and parcel of land containing an area of 6 Sataks more or less out of the said 12 satak (out of the Dag 19 Property), absolutely and forever.

3.2.7 The said Rakib Ali Molla thus became the sole and absolute owner of the said 24 Satak and the said 12 Satak containing an aggregate area of 36 satak more or less out of the Dag 19 Property.

3.2.8 By the following two Sale Deeds both dated 12th December 2015 and registered with Additional Registrar of Assurances-I, Kolkata, the said Rakib Ali Molla for the consideration therein respectively mentioned sold conveyed and transferred unto and to Arrowline Conclave Private Limited and Antray Developers LLP, amongst other properties, the said 24 Sataks and the said 12 Sataks, absolutely and forever:-

3.2.8.1 Sale Deed registered in Book I Volume No. 1901-2016 Pages 178006 to 178043 Being No. 190105277 for the year 2016 in respect of the said 12 satak.

3.2.8.2 Sale Deed registered in Book I Volume No. 1901-2016 Pages 178044 to 178079 Being No. 190105278 for the year 2016 in respect of the said 24 satak.

3.3 17 Satak Part:

3.3.1 One Nekjan Bibi was the owner of portion measuring 12 Sataks in R.S. Dag No. 19 (formerly C.S. Dag No. 18) which was also recorded in her name under L.R. Khatian No. 146. The said Nekjan Bibi sold her entire portion measuring 12 Sataks in the said Dag No. 19 to Ambar Ali Mondal by a Sale Deed dated 28th October 1952 and registered with the Sub-Registrar, Baruipur in Book No. I, Volume No. 87, Pages 49 to 51, Being No. 7735 for the year 1952.

3.3.2 The said Ambar Ali Mondal became the owner of the said portion measuring 12 Sataks in the said Dag No. 19 by virtue of the said purchase and the said Ambar Ali Mondal was also the owner of another 5 Sataks acquired by him by way of inheritance.

3.3.3 The name of Golam Bari Sk. was recorded in the R.S. as well as L.R. Records of Rights in respect of the 5 Sataks under L.R. Khatian No. 83.

3.3.4 By a Sale Deed dated 20th April 1953 and registered with the Sub-Registrar, Baruipur in Book No. I, Volume No. 33, Pages 83 to 85, Being No. 2483 for the year 1953, the said Ambar Ali Mondal for the consideration therein mentioned sold conveyed and transferred unto and to one Golam Bari Sk. an area of 17 sataks in the said R.S. Dag No. 19, absolutely and forever.

3.3.5 By a Deed of Exchange dated 8th May 1964 made between the said Golam Bari Sk as the First Party and the said Binod Bihari Hari, Parimala Hari, Surendra Nath Hari, Lalita Hari, Birendra Nath Hari, Tarulata Hari, Kalipada Hari and Kartick

Chandra Hari as the Second Party and registered with the District Registrar, Alipore in Book I Being No. 1690 for the year 1964, the parties thereto exchanged some of their respective properties as morefully contained therein, whereby the said Binod Bihari Hari, Parimala Hari, Surendra Nath Hari, Lalita Hari, Birendra Nath Hari (since deceased), Tarulata Hari, Kalipada Hari and Kartick Chandra Hari became the full and absolute owners of, amongst other properties, **ALL THAT** the said 17 Satak out of the Dag 19 Property, absolutely.

- 3.3.6 By virtue of the said Deed of Partition dated 30th May 1970 and registered with the Sub-Registrar, Baruipur in Book I Volume No. 33 Pages 14 to 56 Being No. 2536 for the year 1970, the said Kartick Chandra Hari was exclusively allotted the said 17 Satak out of the Dag 19 Property, absolutely and forever.
- 3.3.7 By a Sale Deed dated 24th October 1984 and registered with the Sub-Registrar, Baruipur in Book I Volume No. 48 Pages 191 to 196 Being No. 5811 for the year 1984, the said Kartick Chandra Hari for the consideration therein mentioned sold conveyed and transferred unto and to one Sunil Kumar Hari the said 17 Satak out of the Dag 19 Property, absolutely and forever.
- 3.3.8 The said Sunil Kumar Hari filed a Partition Suit No. 115 of 1994 before the Assistant District Judge, Baruipur against the other co-owners of R.S. Dag No. 19 and pursuant to the Terms of Settlement dated 15th January 1998, the said Sunil Kumar Hari continued to be exclusively allotted the said 17 Satak out of the Dag 19 Property.
- 3.3.9 By a Sale Deed dated 18th May 1998 and registered with the Additional District Sub-Registrar, Baruipur in Book I Volume No. 37 Pages 113 to 120 Being No. 2277 for the year 1998, the said Sunil Kumar Hari for the consideration therein mentioned sold conveyed and transferred unto and to one Jamsed Molla the said 17 Satak out of the Dag 19 Property, absolutely and forever.
- 3.3.10 By a Sale Deed dated 4th May 2016 and registered with Additional Registrar of Assurances-I, Kolkata in Book I Volume No. 1901-2016 Pages 120875 to 120923 Being No. 3519 for the year 2016 the said Jamsed Molla for the consideration therein mentioned sold conveyed and transferred unto and to Arrowline Conclave Private Limited and Antray Developers LLP, amongst other properties, the said 17 Satak out of the Dag 19 Property, absolutely and forever.

3.4 **4.5 Satak Part:**

- 3.4.1 One Bhuti Bibi was the sole and absolute owner of a portion measuring 02 Satak comprised in R.S. and L. R. Dag No. 19. The name of the said Bhuti Bibi was recorded in the Records of Rights under the Revisional Settlement and also

recorded in the Records of Rights published under the West Bengal Land Reforms Act, 1955 under L.R. Khatian No. 217.

3.4.2 The said Bhuti Bibi died intestate leaving her surviving her only daughter one Neorjan Bibi as her only heiress and legal representative who upon her death inherited and became entitled to her entire part or share of and in the said R.S. and L.R. Dag No. 19 absolutely.

3.4.3 The said Neorjan Bibi was also the sole and absolute owner of a portion measuring 02.5 Satak comprised in R.S. and L. R. Dag No. 19. The name of the said Neorjan Bibi was recorded in the Records of Rights under the Revisional Settlement and also recorded in the Records of Rights published under the West Bengal Land Reforms Act, 1955 under L.R. Khatian No. 145.

3.4.4 By a sale deed dated 19th August 2015 and registered with Additional Registrar of Assurances-I, Kolkata in Book I Volume No. 1901-2015 Pages 84814 to 84844 Being No. 190106793 for the year 2015 the said Neorjan Bibi for the consideration therein mentioned sold conveyed and transferred unto and to Arrowline Conclave Private Limited and Antray Developers LLP, amongst other properties, her entire share in R.S. and L.R. Dag No. 19 containing an area of 4.5 satak more or less absolutely and forever.

4 Re: R.S. and L.R. Dag Nos. 20, 21 and 22– Subject Area –33.33 Satak or 0.3333 Acre, Total Area in Dag – 34 Satak or 0.34 Acre (“Dag 20 to 22 Property”):-

4.1 16.33 satak Part:

4.1.1 One Haran Mondal was the sole and absolute owner of, amongst other properties, ALL THOSE pieces and parcels of land comprised of Firstly a portion measuring 6 Sataks out of R.S. Dag No. 20 recorded in R.S. Khatian No.367, Secondly portion measuring 6 Sataks out of R.S. Dag No. 21 recorded in R.S. Khatian No.367, and Thirdly a portion measuring 5.5 Sataks out of R.S. Dag No. 22 recorded in R.S. Khatian No.367 with an aggregate area of 17.50 Sataks (or 0.175 Acre) more or less and his name was recorded in the Records of Rights published under the Revisional Settlement.

4.1.2 By a Sale Deed dated 21st January 1969 and registered with the Sub-Registrar Baruipur in Book No. I, Volume No. 10, Pages 76 to 79, Being No. 379, for the year 1969, the said Haran Mondal for the consideration therein mentioned sold conveyed and transferred unto and to Jobed Ali Molla, amongst other properties, **All That** the said 17.50 satak out of Dag 20 to 22 Property, absolutely and forever.

4.1.3 By a Deed of Gift dated 22nd September 1983 and registered with Sub-Registrar Baruipur in Book No. I, Volume No. 105, Pages 53 to 58, Being No. 5755, for the

year 1983, the said Jobed Ali Molla in consideration of his love and affection towards his brother Jiad Ali Molla, granted conveyed and transferred by way of gift, amongst other properties, **All That** the said 17.50 satak out of Dag 20 to 22 Property, absolutely and forever.

4.1.4 By a Sale Deed dated 13th July 1989 and registered with Additional District Sub-Registrar Baruipur in Book I, Volume No. 59, Pages 97 to 103, Being No. 4711, for the year 1989, the said Jiad Ali Molla for the consideration therein mentioned sold conveyed and transferred unto and to Rakib Ali Molla hereto, amongst other properties, **All That** the said 17.50 satak out of Dag 20 to 22 Property, absolutely and forever.

4.1.5 By a Sale Deed dated 12th December 2015 and registered with Additional Registrar of Assurances-I, Kolkata in Book I Volume No. 1901-2016 Pages 178006 to 178043 Being No. 190105277 for the year 2016 the said Rakib Ali Molla for the consideration therein mentioned sold conveyed and transferred unto and to Arrowline Conclave Private Limited and Antray Developers LLP, amongst other properties, 16.83 satak (or 0.1683 Acre) out of the said 17.50 satak (out of Dag 20 to 22 Property) comprising of (i) 06 Satak in R.S. and L. R. Dag No. 20, (ii) 06 Satak in R.S. and L. R. Dag No. 21 and (iii) 4.83 satak in R.S. and L. R. Dag No. 22, absolutely and forever.

4.2 **17 Satak Part:**

4.2.1 One Bhuti Bibi was the sole and absolute owner of ALL THOSE pieces and parcels of land comprised of Firstly portion measuring 06 Satak comprised in R.S. and L. R. Dag No. 20, Secondly portion measuring 05.5 Satak comprised in R.S. and L. R. Dag No. 21 and Thirdly portion measuring 06 Satak comprised in R.S. and L. R. Dag No. 22 all recorded in L.R. Khatian No. 217 with an aggregate area of 17.50 Satak (or 0.175 Acre) more or less and her name was recorded in the Records of Rights published under the Revisional Settlement.

4.2.2 By a Deed of Gift dated 5th October 1999 and registered with Additional District Sub Registrar, Baruipur in Book I Volume No. 76 Pages 79 to 84 Being No. 4648 for the year 1999, the said Bhuti Bibi out of her natural love and affection towards her daughter, Neorjan Bibi granted conveyed and transferred unto and to her, by way of gift, **All That** the Second Lot Property absolutely and forever.

4.2.3 By a sale deed dated 19th August 2015 and registered with Additional Registrar of Assurances-I, Kolkata in Book I Volume No. 1901-2015 Pages 84814 to 84844 Being No. 190106793 for the year 2015 the said Neorjan Bibi for the consideration therein mentioned sold conveyed and transferred unto and to Arrowline Conclave Private Limited and Antray Developers LLP, amongst other properties, the said 17.50 satak out of Dag 20 to 22 Property, absolutely and forever.

5 R.S. and L.R. Dag No. 16—Subject Area —7 Satak or 0.07 Acre, Total Area in Dag — 11 Satak or 0.11 Acre (“Dag 16 Property”):-

- 5.1 By a Deed of Exchange dated 7th May 1964 made between one Amina Khatun as the First Party and one Binod Bihari Hari, Parimala Hari, Surendra Nath Hari (since deceased), Lalita Hari, Birendra Nath Hari (since deceased), Tarulata Hari, Kalipada Hari (since deceased) and Kartick Chandra Hari as the Second Party and registered with the District Registrar, Alipore in Book I Volume No. 59 Pages 12 to 20 Being No. 1689 for the year 1964, the parties thereto exchanged some of their respective properties as morefully contained therein, whereby the said Binod Bihari Hari, Parimala Hari, Surendra Nath Hari, Lalita Hari, Birendra Nath Hari, Tarulata Hari, Kalipada Hari (since deceased) and Kartick Chandra Hari became the full and absolute owners of, amongst other properties, **ALL THAT** piece and parcel of land containing an arca of 0.11 Acre more or less in the entire R.S. Dag No. 16 recorded in R.S. Khatian No. 392 in Mouza Baikunthapur J.L. No. 36 Police Station Baruipur in the District of South 24 Parganas.
- 5.2 The said Kalipada Hari died intestate leaving him surviving his two sons namely Manik Chandra Hari and Karna Chandra Hari and one daughter namely Kalpana Hari as his only heirs heiress and legal representatives who all upon his death inherited and became entitled to his entire share in R.S. Dag No. 16 absolutely and in equal shares.
- 5.3 By virtue of a Deed of Partition dated 30th May 1970 made between the said Binod Behari Hari and Parimala Hari as First Party, Surendra Nath Hari and Lalita Hari as Second Party, Birendra Nath Hari and Tarulata Hari as the Third Party, Manik Chandra Hari, Karna Chandra Hari and Kalpana Hari as the Fourth Party and Kartick Chandra Hari as the Fifth Party and registered with the Sub-Registrar, Baruipur in Book I Volume No. 33 Pages 14 to 56 Being No. 2536 for the year 1970, the said Binod Behari Hari and Parimala Hari were exclusively allotted a portion measuring 4 Sataks out of 11 Sataks and the said Birendra Nath Hari and Tarulata Hari were exclusively allotted a portion measuring 7 Sataks out of 11 Sataks comprised in the said R.S. Dag No.16 absolutely and forever.
- 5.4 The said Birendra Nath Hari died intestate leaving behind his wife namely Tarulata Hari, three sons namely Amiya Hari, Ashim Kumar Hari and Sukumar Hari and six daughters namely Latika Guha, Kalpana Bit, Asha Nandi, Mayarani Das, Mira Dutta and Arati Ash as his only heirs heiresses and legal representatives who all upon his death inherited and became entitled to his entire part or share in the said 7 Sataks in the said Dag No. 16, absolutely and in equal shares.
- 5.5 By virtue of the following three sale deeds all registered with the Additional District Sub Registrar Baruipur, the said Tarulata Hari, Amiya Hari, Ashim Kumar Hari, Sukumar Hari, Latika Guha, Kalpana Bit, Asha Nandi, Mayarani Das, Mira Dutta and Arati Ash for the consideration therein respectively mentioned sold conveyed and transferred their entire 0.07 Acre portion of the said Dag No. 16, absolutely and forever as follows:-

- 5.5.1 Sale Deed dated 19th April 1996 and registered in Book I Volume No. 41 Pages 177 to 186 Being No. 3303 for the year 1996 whereby portion measuring 1 Cottah 13 Chittacks 22 Square Feet more or less was sold to Jamsed Molla.
- 5.5.2 Sale Deed dated 24th June 1997 and registered in Book I Volume No. 51 Pages 365 to 374 Being No. 3176 for the year 1999 whereby portion measuring 10 Chittacks more or less was sold in favour of Mina Bibi and Kelo Sk.
- 5.5.3 Sale Deed dated 24th June 1997 and registered in Book I Volume No. 15 Pages 85 to 94 Being No. 886 for the year 1999, whereby portion measuring 1 Cottah 14 Chittacks more or less was sold in favour of Bhulua Sk..
- 5.6 By a Sale Deed dated 30th April 1999 and registered with the Additional District Sub-Registrar, Baruipur in Book I Volume No. 29 Pages 353 to 360 Being No. 1805 for the year 1999, the said Bhulua Sk. for the consideration therein mentioned sold conveyed and transferred unto and to Jamsed Molla his entire said portion measuring 1 Cottah 14 Chittacks more or less in the said Dag No. 16, absolutely and forever.
- 5.7 By a Sale Deed dated 11th August 1999 and registered with the Additional District Sub-Registrar, Baruipur in Book I Volume No. 66 Pages 87 to 94 Being No. 4043 for the year 1999, the said Mina Bibi and Kelo Sk. for the consideration therein mentioned sold conveyed and transferred unto and to the said Jamsed Molla their entire portion measuring 10 Chittacks more or less in the said Dag No. 16, absolutely and forever.
- 5.8 The said Jamsed Molla thus became the sole and absolute owner of 7.18 satak in the said Dag No. 16 and by a Sale Deed dated 4th May 2016 and registered with Additional Registrar of Assurances-I, Kolkata in Book I Volume No. 1901-2016 Pages 120875 to 120923 Being No. 3519 for the year 2016 the said Jamsed Molla for the consideration therein mentioned sold conveyed and transferred unto and to Arrowline Conclave Private Limited and Antray Developers LLP, amongst other properties, 7.18 Satak or 0.0718 Acre more or less in the said R.S. and L.R. Dag No. 16, absolutely and forever.
- 6 Re: R.S. and L.R. Dag No. 17-Subject Area -13 Satak or 0.13 Acre, Total Area in Dag - 15 Satak or 0.15 Acre ("Dag 17 Property"):**
 - 6.1 By a Deed of Exchange dated 7th May 1964 made between one Amina Khatun as the First Party and one Binod Bihari Hari, Parimala Hari, Surendra Nath Hari (since deceased), Lalita Hari, Birendra Nath Hari (since deceased), Tarulata Hari, Kalipada Hari (since deceased) and Kartick Chandra Hari as the Second Party and registered with the District Registrar, Alipore in Book I Volume No. 59 Pages 12 to 20 Being No. 1689 for the year 1964, the parties thereto exchanged some of their respective properties as morefully contained therein, whereby the said Binod Bihari Hari, Parimala Hari, Surendra Nath Hari, Lalita Hari, Birendra Nath Hari, Tarulata Hari, Kalipada Hari (since deceased) and Kartick Chandra Hari became the full and absolute owners of, amongst other properties, **ALL**

THAT piece and parcel of land containing an area of 15 Sataks or 0.15 Acre more or less in the entire R.S. Dag No. 17 recorded in R.S. Khatian No. 330 in Mouza Baikunthapur J.L. No. 36, Police Station Baruipur in the District of South 24 Parganas.

- 6.2 The said Kalipada Hari died intestate leaving him surviving his two sons namely Manik Chandra Hari and Karna Chandra Hari and one daughter namely Kalpana Hari as his only heirs heiress and legal representatives who all upon his death inherited and became entitled to his entire share in the said R.S. Dag no. 17, absolutely and in equal shares.
- 6.3 By virtue of a Deed of Partition dated 30th May 1970 made between the said Binod Behari Hari and Parimala Hari as First Party, Surendra Nath Hari and Lalita Hari as Second Party, Birendra Nath Hari and Tarulata Hari as the Third Party, Manik Chandra Hari, Karna Chandra Hari and Kalpana Hari as the Fourth Party and Kartick Chandra Hari as the Fifth Party and registered with the Sub-Registrar, Baruipur in Book I Volume No. 33 Pages 14 to 56 Being No. 2536 for the year 1970, the said Binod Behari Hari and Parimala Hari were exclusively allotted a portion measuring 2 Sataks and the said Birendra Nath Hari and Tarulata Hari were exclusively allotted portion admeasuring 13 Sataks out of the said R.S. Dag No.17 absolutely and forever.
- 6.4 The said Birendra Nath Hari died intestate leaving behind his wife namely Tarulata Hari, three sons namely Amiya Hari, Ashim Kumar Hari and Sukumar Hari and six daughters namely Latika Guha, Kalpana Bit, Asha Nandi, Mayarani Das, Mira Dutta and Arati Ash as his only heirs heiresses and legal representatives who all upon his death inherited and became entitled to his entire part or share in the said 13 Sataks in Dag No. 17, absolutely and in equal shares.
- 6.5 By a Sale Deed dated 17th February 1993 and registered with the Additional District Sub-Registrar Baruipur in Book I Volume No. 11 Pages 381 to 390 Being No. 959 for the year 1993 the said Tarulata Hari, Amiya Hari, Ashim Kumar Hari, Sukumar Hari Latika Guha, Kalpana Bit, Asha Nandi, Mayarani Das, Mira Dutta and Arati Ash for the consideration therein mentioned sold conveyed and transferred unto and to Jamsed Molla, Asraf Ali Molla, Mosharaf Ali Molla, Akbar Ali Molla (since deceased), Moslem Ali Molla, Munsur Ali Molla, Nur Ali Molla, Rustam Ali Molla, Yusuf Ali Molla, Yunus Ali Molla, Ahammad Ali Molla and Mohammad Ali Molla portion measuring 6 Cottahs more or less absolutely and forever.
- 6.6 By a Sale Deed dated 19th April 1996 and registered with the Additional District Sub-Registrar, Baruipur in Book I Volume No. 41 Pages 177 to 186 Being No. 3303 for the year 1996 the said Tarulata Hari, Amiya Hari, Ashim Kumar Hari, Sukumar Hari Latika Guha, Kalpana Bit, Asha Nandi, Mayarani Das, Mira Dutta and Arati Ash for the consideration therein mentioned sold conveyed and transferred unto and to the said Jamsed Molla portion measuring 1 Cottah 12 Chittacks 3 Square Feet or 2.9 Sataks or 0.029 Acre more or less in the said Dag No. 17, absolutely and forever.

- 6.7 By the said Sale Deed dated 24th June 1997 and registered with the Additional District Sub-Registrar, Baruipur in Book I Volume No. 15 Pages 85 to 94 Being No. 886 for the year 1999 the said Tarulata Hari, Amiya Hari, Ashim Kumar Hari, Sukumar Hari, Latika Guha, Kalpana Bit, Asha Nandi, Mayarani Das, Mira Dutta and Arati Ash for the consideration therein mentioned sold conveyed and transferred unto and to the said Bhulua Sk. portion measuring 2 Chittacks more or less in the said Dag No. 17, absolutely and forever.
- 6.8 By the said Sale Deed dated 30th April 1999 and registered with the Additional District Sub-Registrar, Baruipur in Book I Volume No. 29 Pages 353 to 360 Being No. 1805 for the year 1999 the said Bhulua Sk. for the consideration therein mentioned sold conveyed and transferred unto and to the said Jamsed Molla his entire portion measuring 2 Chittacks or 0.21 Satak or 0.0021 Acre more or less in the said Dag No. 17, absolutely and forever.
- 6.9 The said Jamsed Molla thus became the sole and absolute owner of 0.0394 Acre in the said Dag No. 17 and by a Sale Deed dated 4th May 2016 and registered with Additional Registrar of Assurances-I, Kolkata in Book I Volume No. 1901-2016 Pages 120875 to 120923 Being No. 3519 for the year 2016 the said Jamsed Molla for the consideration therein mentioned sold conveyed and transferred unto and to Arrowline Conclave Private Limited and Antray Developers LLP, amongst other properties, 3.94 Satak or 0.0394 Acre more or less in the said R.S. and L.R. Dag No. 17, absolutely and forever.
- 6.10 By a sale deed dated 26th May 2016 and registered with Additional District Sub Registrar, Baruipur in Book I Volume No. 1611-2016 Pages 85553 to 85591 Being No. 161104857 for the year 2016, the said Noor Ali Molla, Rustam Ali Molla, Ysuf Molls, Yunus Ali Molla, Asraf Molla and Ahammad Ali Molla, for the consideration therein mentioned sold conveyed and transferred unto and to Arrowline Conclave Private Limited and Antray Developers LLP 4.96 Satak or 0.0496 Acre more or less in the said R.S. and L.R. Dag No. 17, absolutely and forever.
- 6.11 By a sale deed dated 3rd June 2017 and registered with Additional Registrar of Assurances-I, Kolkata, in Book I, Volume No. 1901-2017, Pages 105748 to 105781 Being No. 190103334 for the year 2017, the said Mosaraf Ali Molla for the consideration therein mentioned sold conveyed and transferred unto and to Arrowline Conclave Private Limited and Antray Developers LLP 0.8258 Satak or 0.008258 Acre more or less in the said R.S. and L.R. Dag No. 17, absolutely and forever.
- 6.12 By a sale deed dated 16th June 2017 and registered with District Sub-Registrar-IV, Alipore in Book I Being No. 160403094 for the year 2017, the said Mohammad Ali Molla for the consideration therein mentioned sold conveyed and transferred unto and to one Maidul Islam, amongst other properties, 0.8258 Satak or 0.008258 Acre more or less in the said R.S. and L.R. Dag No. 17, absolutely and forever.

- 6.13 By a sale deed dated 17th June 2017 and registered with Additional Registrar of Assurances-I, Kolkata in Book I, Volume No. 1901-2017, Pages 120406 to 120439, Being No. 190103755 for the year 2017, the said Moslem Molla for the consideration therein mentioned sold conveyed and transferred unto and to Arrowline Conclave Private Limited and Antray Developers LLP 0.8258 Satak or 0.008258 Acre more or less in the said R.S. and L.R. Dag No. 17, absolutely and forever.
- 6.14 By a sale deed dated 19th June 2017 and registered with District Sub-Registrar-IV, Alipore in Book I Volume No. 1604-2017 Pages 82221 to 82253 Being No. 160403105 for the year 2017, the said Munsur Ali Molla for the consideration therein mentioned sold conveyed and transferred unto and to Arrowline Conclave Private Limited and Antray Developers LLP 0.8258 Satak or 0.008258 Acre more or less in the said R.S. and L.R. Dag No. 17, absolutely and forever.
- 6.15 By a Sale Deed dated 19th June 2017 and registered with District Sub-Registrar-IV, Alipore in Book I Volume No. 1604-2017 Pages 82254 to 82306 Being No. 160403106 for the year 2017, the said Sahida Molla, Rajiesh Ali Molla, Samsuddin Molla, Monohara Sekh, Sahanara Bibi, Anowara Mistri, Aanar Banu Bibi, Mina Sana and Baby Khatun for the consideration therein mentioned sold conveyed and transferred unto and to the Arrowline Conclave Private Limited and Antray Developers LLP 0.8258 Satak or 0.008258 Acre more or less in the said R.S. and L.R. Dag No. 17, absolutely and forever.
- 6.16 By a sale deed dated 21st June 2017 and registered with District Sub-Registrar-IV, Alipore in Book I Volume No. 1604-2017 Pages 84798 to 84831 Being No. 160403114 for the year 2017, the said Maidul Islam for the consideration therein mentioned sold conveyed and transferred unto and to Arrowline Conclave Private Limited and Antray Developers LLP 0.8258 Satak or 0.008258 Acre more or less in the said R.S. and L.R. Dag No. 17, absolutely and forever.
- 7 Re: R.S. and L.R. Dag Nos. 27,29,30, 37,40,41,42–Subject Area –141 Satak or 1.41 Acre, Total Area in Dag – 160 Satak or 1.60 Acre (“1.41 Acre Property”):**
- 7.1 By the following three several Indentures of Conveyance all dated 30th November 1981 and registered with the District Registrar at Alipore, one Ajoy Nath Sen purchased ALL THAT the pieces or parcels of land containing a total area of 1.41 acres more or less comprising of (a) the entire R.S. Dag No. 27 recorded in R.S. Khatian No. 544 (formerly 388) (formerly C.S. Dag No. 26 recorded in C.S. Khatian No. 388) measuring 0.29 acres, (b) the entire R. S. Dag No. 29 recorded in R.S. Khatian No. 452 (formerly C.S. Dag No. 28 recorded in C. S. Khatian No. 388) measuring 0.09 acre, (c) the entire R.S. Dag No. 30 recorded in R.S. Khatian No. 544 (formerly 388) (formerly C.S. Dag No. 29 recorded in C.S. Khatian No. 388) measuring 0.10 acre, (d) the entire R.S. Dag No. 37 recorded in R.S. Khatian No. 349 (formerly C.S. Dag No. 36 recorded in C.S. Khatian No. 349) measuring 0.08 acre, (e) the entire R.S. Dag No. 40 recorded in R.S. Khatian No. 349 (formerly C.S. Dag No. 39 recorded in C.S. Khatian No. 349) measuring 0.18 acre, (f)

divided and demarcated portion measuring 0.56 acre out of 0.70 acre comprised in R.S. Dag No. 41 recorded in R.S. Khatian Nos. 362 and 366 (formerly C.S. Dag No. 40 recorded in C.S. Khatian Nos. 362) and (g) divided and demarcated portion measuring 0.11 acre out of 0.16 acre comprised in R.S. Dag No. 42 recorded in R. S. Khatian No. 362 and 366 (formerly C.S. Dag No. 41 recorded in C.S. Khatian Nos. 362) all in Mouza – Baikunthapur, J.L. No. 36 under Police Station – Baruipur, in the District of South 24-Parganas (hereinafter collectively referred to as “the **1.41 Acre Property**”):-

- 7.1.1 Indenture of Conveyance registered in Book No. I, Volume No.397, Pages 122 to 131, Being No. 12957 for the year 1981, whereby one Sachindra Nath Nandi for the consideration mentioned therein sold conveyed and transferred his entire one-third undivided part or share of and in the 1.41 Acre Property, absolutely and forever.
- 7.1.2 Indenture of Conveyance registered in Book No. I, Volume No.397, Pages 132 to 141, Being No. 12958 for the year 1981 whereby one Ramendra Nath Nandi for the consideration mentioned therein sold conveyed and transferred his entire one-third undivided part or share of and in the 1.41 Acre Property, absolutely and forever.
- 7.1.3 Indenture of Conveyance registered in Book No. I, Volume No.397, Pages 142 to 151, Being No. 12959 for the year 1981 whereby one Prodyut Kumar Nandi and Bidyut Kumar Nandi for the consideration mentioned therein sold conveyed and transferred their entire one-third undivided part or share of and in the 1.41 Acre Property, absolutely and forever.
- 7.2 The said Ajoy Nath Sen thus being absolutely seized and possessed of the said 1.41 Acre Property died on 16th October 2003 after making and publishing his Last Will and Testament dated 20th September 1996 whereby and whereunder he appointed Debdutta Sen, the Vendor herein, as his Sole Executor and gave devised and bequeathed, amongst other properties, the said 1.41 Acre Property unto and to one Debdutta Sen.
- 7.3 The said Debdutta Sen as the Sole Executor appointed by the said Will of Ajoy Nath Sen applied for Probate of the said Will and the same was granted to him on 19th April 2004 by the Court of the District Delegate at Alipore in Probate Case No. 343 of 2003.
- 7.4 The said Debdutta Sen herein by his own acts assented and consented to be bequests and legacies contained in the said Will of Ajoy Nath Sen and made over the said 1.41 Acre Property to himself being the sole beneficiary thereof.
- 7.5 By the following six sale deeds all dated 24th February, 2012 and registered with Additional Registrar of Assurances-I, Kolkata the said Debdutta Sen for the consideration therein respectively mentioned sold conveyed and transferred the following properties, absolutely and forever:-

- 7.5.1 Sale Deed registered in Book I CD Volume No. 4 Pages 5169 to 5184 Being No. 1639 for the year 2012 whereby 5% undivided part or share in Dag Nos. 27 and 40 comprising of 0.0145 acre more or less in Dag No. 27 and 0.009 acre more or less in Dag No. 40 was sold in favour of Panchshree Dealer Private Limited.
- 7.5.2 Sale Deed registered in Book I Volume No. 4 Pages 5226 to 5249 Being No. 01643 for the year 2012 whereby the entire Dag No. 29 measuring 0.09 acre or 5.4 Cottah more or less was sold in favour of Karni Infra Properties Private Limited, Nishdin Commerce Private Limited, Jagmata Vanijya Private Limited, Kotiratan Mercantile Private Limited, Rudramala Exports Private Limited, Shivkripa Vanijya Private Limited, Ganeshvani Barter Private Limited, Subhvani Sales Private Limited, Mangalshiv Merchandise Private Limited, Hemang Distributors Private Limited, Bangbhumi Agency Private Limited, Fastspeed Tie-Up Private Limited, Topflow Commodities Private Limited, Bluemotion Trading Private Limited, Viewmore Tradelink Private Limited, Kamaldhan Sales Private Limited, Nityadhara Tradelink Private Limited, Goodpoint Projects Private Limited, Kalyankari Realtors Private Limited, Mahamani Exports Private Limited, Swaransathi Impex Private Limited. One Alishan Shelter Private Limited had concurred and confirmed such sale.
- 7.5.3 Sale Deed registered in Book I CD Volume No. 4 Pages from 5348 to 5371 Being No. 1648 for the year 2012 whereby the entire Dag No. 37 measuring 0.08 acre or 4.8 Cottah more or less was sold in favour of Karni Infra Properties Private Limited, Nishdin Commerce Private Limited, Jagmata Vanijya Private Limited, Kotiratan Mercantile Private Limited, Rudramala Exports Private Limited, Shivkripa Vanijya Private Limited, Ganeshvani Barter Private Limited, Subhvani Sales Private Limited, Mangalshiv Merchandise Private Limited, Hemang Distributors Private Limited, Bangbhumi Agency Private Limited, Fastspeed Tie-Up Private Limited, Topflow Commodities Private Limited, Bluemotion Trading Private Limited, Viewmore Tradelink Private Limited, Kamaldhan Sales Private Limited, Nityadhara Tradelink Private Limited, Goodpoint Projects Private Limited, Kalyankari Realtors Private Limited, Mahamani Exports Private Limited, Swaransathi Impex Private Limited. One Alishan Shelter Private Limited had concurred and confirmed such sale.
- 7.5.4 Sale Deed registered in Book I CD Volume No. 4 Pages from 5300 to 5323 Being No. 1646 for the year 2012 whereby the entire Dag No. 30 measuring 0.10 acre or 6.1 Cottah more or less was sold in favour of Karni Infra Properties Private Limited, Nishdin Commerce Private Limited, Jagmata Vanijya Private Limited, Kotiratan Mercantile Private Limited, Rudramala Exports Private Limited, Shivkripa Vanijya Private Limited, Ganeshvani Barter Private Limited, Subhvani Sales Private Limited, Mangalshiv Merchandise Private Limited, Hemang Distributors Private Limited, Bangbhumi Agency Private Limited, Fastspeed Tie-

Up Private Limited, Topflow Commodities Private Limited, Bluemotion Trading Private Limited, Viewmore Tradelink Private Limited, Kamaldhan Sales Private Limited, Nityadhara Tradelink Private Limited, Goodpoint Projects Private Limited, Kalyankari Realtors Private Limited, Mahamani Exports Private Limited, Swaransathi Impex Private Limited. One Alishan Shelter Private Limited had concurred and confirmed such sale.

7.5.5 Sale Deed registered in Book I CD Volume No. 4 Pages from 5276 to 5299 Being No. 1645 for the year 2012 whereby the divided and demarcated portion of Dag No. 41 measuring 0.56 acre or 33.9 Cottah more or less was sold in favour of Karni Infra Properties Private Limited, Nishdin Commerce Private Limited, Jagmata Vanijya Private Limited, Kotiratan Mercantile Private Limited, Rudramala Exports Private Limited, Shivkripa Vanijya Private Limited, Ganeshvani Barter Private Limited, Subhvani Sales Private Limited, Mangalshiv Merchandise Private Limited, Hemang Distributors Private Limited, Bangbhumii Agency Private Limited, Fastspeed Tie-Up Private Limited, Topflow Commodities Private Limited, Bluemotion Trading Private Limited, Viewmore Tradelink Private Limited, Kamaldhan Sales Private Limited, Nityadhara Tradelink Private Limited, Goodpoint Projects Private Limited, Kalyankari Realtors Private Limited, Mahamani Exports Private Limited, Swaransathi Impex Private Limited. One Alishan Shelter Private Limited had concurred and confirmed such sale.

7.5.6 Sale Deed registered in Book I CD Volume No. 4 Pages from 5324 to 5347 Being No. 1647 for the year 2012 whereby the divided and demarcated portion of Dag No. 42 measuring 0.11 acre or 6.7 Cottah more or less was sold in favour of Karni Infra Properties Private Limited, Nishdin Commerce Private Limited, Jagmata Vanijya Private Limited, Kotiratan Mercantile Private Limited, Rudramala Exports Private Limited, Shivkripa Vanijya Private Limited, Ganeshvani Barter Private Limited, Subhvani Sales Private Limited, Mangalshiv Merchandise Private Limited, Hemang Distributors Private Limited, Bangbhumii Agency Private Limited, Fastspeed Tie-Up Private Limited, Topflow Commodities Private Limited, Bluemotion Trading Private Limited, Viewmore Tradelink Private Limited, Kamaldhan Sales Private Limited, Nityadhara Tradelink Private Limited, Goodpoint Projects Private Limited, Kalyankari Realtors Private Limited, Mahamani Exports Private Limited, Swaransathi Impex Private Limited. One Alishan Shelter Private Limited had concurred and confirmed such sale.

7.6 By a sale deed dated 22nd August 2012 and registered with Additional Registrar of Assurances-I, Kolkata in Book I Volume No. 17 Pages 222 to 238 Being No. 7882 for the year 2012, the said Debductta Sen for the consideration therein mentioned sold conveyed and transferred unto and to Panchshree Dealer Private Limited 13/140 undivided part or share in, amongst other properties, Dag Nos. 27 and 40 comprising of 0.0269 acre more or less in Dag No. 27 and 0.0167 acre more or less in Dag No. 40, absolutely and forever.

7.7 By a sale deed dated 22nd August 2012 and registered with Additional Registrar of Assurances-I, Kolkata in Book I Volume No. 17 Pages 285 to 306 Being No. 7888 for the year 2012, the said Debdutta Sen for the consideration therein mentioned sold conveyed and transferred unto and to Touchwin Suppliers Private Limited, Oversure Tradelinks Private Limited, Foremost Commotrade Private Limited, Flowtop Dealers Private Limited, Rosco Vinimay Private Limited and Lookline Vanijya Private Limited 6/7 undivided part or share in, amongst other properties, Dag Nos. 27 and 40 comprising of 0.248 acre more or less in Dag No. 27 and 0.154 acre more or less in Dag No. 40, absolutely and forever.

8 Re: R.S. and L.R. Dag Nos. 28, 31, 38 and 39 –Subject Area –129 Satak or 1.29 Acre, Total Area in Dag – 129 Satak or 1.29 Acre (“1.29 Acre Property”):

8.1 By the following three several Indentures of Conveyance all dated 27th November 1981 and registered with the District Registrar at Alipore, A. N. Instruments Private Limited purchased ALL THAT the pieces or parcels of land containing a total area of 1.29 acres more or less comprising of (a) the entire R.S. Dag No. 28 recorded in R.S. Khatian No. 348 (formerly C.S. Dag No. 27 recorded in C.S. Khatian No. 348) measuring 0.53 acres, (b) the entire R. S. Dag No. 31 recorded in R.S. Khatian No. 544 (formerly 388) (formerly C.S. Dag No. 30 recorded in C. S. Khatian No. 388) measuring 0.20 acre, (c) the entire R.S. Dag No. 38 recorded in R.S. Khatian No. 349 (formerly C.S. Dag No. 37 recorded in C.S. Khatian No. 349) measuring 0.45 acre and (d) the entire R.S. Dag No. 39 recorded in R.S. Khatian No. 349 (formerly C.S. Dag No. 38 recorded in C.S. Khatian No. 349) measuring 0.11 acre all in Mouza – Baikunthapur, J.L. No. 36 under Police Station – Baruipur, in the District of South 24-Parganas (hereinafter collectively referred to as “the 1.29 Acre Property”):-

8.1.1 Indenture of Conveyance registered in Book No. I, Volume No.392, Pages 160 to 171, Being No. 12872 for the year 1981, whereby one Sachindra Nath Nandi for the consideration mentioned therein sold conveyed and transferred his entire one-third undivided part or share of and in the 1.29 Acre Property, absolutely and forever.

8.1.2 Indenture of Conveyance registered in Book No. I, Volume No.392, Pages 172 to 182, Being No. 12873 for the year 1981 whereby one Ramendra Nath Nandi for the consideration mentioned therein sold conveyed and transferred his entire one-third undivided part or share of and in the 1.29 Acre Property, absolutely and forever.

8.1.3 Indenture of Conveyance registered in Book No. I, Volume No.392, Pages 183 to 192, Being No. 12874 for the year 1981 whereby one Prodyut Kumar Nandi and Bidyut Kumar Nandi for the consideration mentioned therein sold conveyed and transferred their entire one-third undivided part or share of and in the 1.29 Acre Property, absolutely and forever.

- 8.2 By a sale deed dated 23rd February 2012 and registered with Additional Registrar of Assurances-I, Kolkata in Book I CD Volume No. 4 Pages from 5130 to 5144 Being No. 1637 for the year 2012, the said A. N. Instruments Private Limited for the consideration therein mentioned sold conveyed and transferred unto and to one Debductta Sen the entire Dag No. 39 measuring 0.11 acre or 6.7 Cottah more or less, absolutely and forever.
- 8.3 By the following four sale deeds all dated 24th February 2012 and all registered with Additional Registrar of Assurances-I, Kolkata the said A. N. Instruments Private Limited for the consideration therein respectively mentioned sold conveyed and transferred the following properties, absolutely and forever.
- 8.3.1 Sale Deed registered in Book I CD Volume No. 4 Pages from 5185 to 5199 Being No. 1640 for the year 2012 whereby a portion measuring 0.04752 acre or 2.9 Cottah more or less in Dag No. 28 was sold in favour of Panchshree Dealer Private Limited.
- 8.3.2 Sale Deed registered in Book I CD Volume No. 4 Pages from 5145 to 5168 Being No. 1638 for the year 2012 whereby a divided and demarcated portion measuring 0.48248 acre or 29.2 Cottah more or less in Dag No. 28 was sold in favour of Karni Infra Properties Private Limited, Nishdin Commerce Private Limited, Jagmata Vanijya Private Limited, Kotiratan Mercantile Private Limited, Rudramala Exports Private Limited, Shivkripa Vanijya Private Limited, Ganeshvani Barter Private Limited, Subhvani Sales Private Limited, Mangalshiv Merchandise Private Limited, Hemang Distributors Private Limited, Bangbhumii Agency Private Limited, Fastspeed Tie-Up Private Limited, Topflow Commodities Private Limited, Bluemotion Trading Private Limited, Viewmore Tradelink Private Limited, Kamaldhan Sales Private Limited, Nityadhara Tradelink Private Limited, Goodpoint Projects Private Limited, Kalyankari Realtors Private Limited, Mahamani Exports Private Limited, Swaransathi Impex Private Limited. One Isha Holdings Limited had concurred and confirmed such sale.
- 8.3.3 Sale Deed registered in Book I CD Volume No. 4 Pages from 5200 to 5225 Being No. 1642 for the year 2012 whereby the entire Dag No. 31 measuring 0.20 acre or 12.1 Cottah more or less was sold in favour of Karni Infra Properties Private Limited, Nishdin Commerce Private Limited, Jagmata Vanijya Private Limited, Kotiratan Mercantile Private Limited, Rudramala Exports Private Limited, Shivkripa Vanijya Private Limited, Ganeshvani Barter Private Limited, Subhvani Sales Private Limited, Mangalshiv Merchandise Private Limited, Hemang Distributors Private Limited, Bangbhumii Agency Private Limited, Fastspeed Tie-Up Private Limited, Topflow Commodities Private Limited, Bluemotion Trading Private Limited, Viewmore Tradelink Private Limited, Kamaldhan Sales Private Limited, Nityadhara Tradelink Private Limited, Goodpoint Projects Private Limited, Kalyankari Realtors Private Limited, Mahamani Exports Private Limited,

Swaransathi Impex Private Limited. One Isha Holdings Limited had concurred and confirmed such sale.

8.3.4 Sale Deed dated 24th February 2012 and registered in Book I CD Volume No. 4 Pages from 5250 to 5275 Being No. 1644 for the year 2012 whereby the entire Dag No. 38 measuring 0.45 acre or 27.2 Cottah more or less was sold in favour of Karni Infra Properties Private Limited, Nishdin Commerce Private Limited, Jagmata Vanijya Private Limited, Kotiratan Mercantile Private Limited, Rudramala Exports Private Limited, Shivkripa Vanijya Private Limited, Ganeshvani Barter Private Limited, Subhvani Sales Private Limited, Mangalshiv Merchandise Private Limited, Hemang Distributors Private Limited, Bangbhumii Agency Private Limited, Fastspeed Tie-Up Private Limited, Topflow Commodities Private Limited, Bluemotion Trading Private Limited, Viewmore Tradelink Private Limited, Kamaldhan Sales Private Limited, Nityadhara Tradelink Private Limited, Goodpoint Projects Private Limited, Kalyankari Realtors Private Limited, Mahamani Exports Private Limited, Swaransathi Impex Private Limited. One Isha Holdings Limited had concurred and confirmed such sale.

8.4 By the following three sale deeds and registered with Additional Registrar of Assurances-I, Kolkata the said Debduitta Sen for the consideration therein respectively mentioned sold conveyed and transferred the entire Dag No. 39 absolutely and forever.

8.4.1 Sale Deed dated 24th February, 2012 and registered in Book I CD Volume No. 4 Pages 5169 to 5184 Being No. 1639 for the year 2012 whereby 5% undivided part or share in, amongst other properties, the said Dag No. 39 comprising of 0.0055 acre more or less was sold in favour of Panchshree Dealer Private Limited.

8.4.2 Sale Deed dated 22nd August 2012 and registered in Book I Volume No. 17 Pages 222 to 238 Being No. 7882 for the year 2012 whereby 13/140 undivided part or share in, amongst other properties, the said Dag No. 39 comprising of 0.0102 acre more or less was sold in favour of Panchshree Dealer Private Limited.

8.4.3 Sale Deed dated 22nd August 2012 and registered in Book I Volume No. 17 Pages 285 to 306 Being No. 7888 for the year 2012 whereby 6/7 undivided part or share in, amongst other properties, the said Dag No. 39 comprising of 0.094 acre more or less was sold in favour of Touchwin Suppliers Private Limited, Oversure Tradelinks Private Limited, Foremost Commotrade Private Limited, Flowtop Dealers Private Limited, Rosco Vinimay Private Limited and Lookline Vanijya Private Limited.

8.5 By a sale deed dated 22nd August 2012 and registered with District Sub-Registrar-IV, Alipore in Book I CD Volume No. 21 Pages 5083 to 5097 Being No. 6831 for the year 2012, the said Panchshree Dealer Private Limited for the consideration therein mentioned sold conveyed and transferred unto and to Touchwin Suppliers Private Limited, Oversure

Tradelinks Private Limited, Foremost Commotrade Private Limited, Flowtop Dealers Private Limited, Rosco Vinimay Private Limited and Lookline Vanijya Private Limited 6/7 undivided part or share out of its purchased area of 0.04752 acre in Dag No. 28 being 0.04073 acre or 2.485 Cottahs more or less, absolutely and forever.

9 Re: R.S. and L.R. Dag No. 49—Subject Area —45 Satak or 0.45Acre, Total Area in Dag – 45 Satak or 0.45 Acre (“Dag 49 Property”):-

- 9.1 One Golam Bari Sk. was the sole and absolute owner of **All That** the entire R.S. Dag No. 49 (formerly C.S. Dag No. 48) containing an area of 45 Sataks in Mouza Baikunthapur, J.L. No. 36, Police Station Baruipur, in the District of South 24 Parganas (hereinafter referred to as “**the Dag 49 Property**”) and his name was recorded in the Records of Rights published under the Revisional Settlement.
- 9.2 By a Deed of Exchange dated 8th May 1964 made between one Golam Bari Sk. as the First Party and one Binod Bihari Hari, Parimala Hari, Surendra Nath Hari (since deceased), Lalita Hari, Birendra Nath Hari, Tarulata Hari, Kalipada Hari (since deceased) and Kartick Chandra Hari as the Second Party and registered with the District Registrar, Alipore in Book I Being No. 1690 for the year 1964, the parties thereto exchanged some of their respective properties as morefully contained therein, whereby the said Binod Bihari Hari, Parimala Hari, Surendra Nath Hari, Lalita Hari, Birendra Nath Hari, Tarulata Hari, Kalipada Hari and Kartick Chandra Hari became the full and absolute owners of, amongst other properties, **All That** the Dag 49 Property.
- 9.3 The said Kalipada Hari died intestate leaving him surviving his two sons namely Manik Chandra Hari and Karna Chandra Hari and one daughter namely Kalpana Hari as his only heirs heiress and legal representatives who all upon his death inherited and became entitled to his entire share in the said the Dag 49 Property, absolutely and in equal shares.
- 9.4 By virtue of a Deed of Partition dated 30th May 1970 made between the said Binod Behari Hari and Parimala Hari as the First Party, Surendra Nath Hari and Lalita Hari as the Second Party, Birendra Nath Hari and Tarulata Hari as the Third Party, Manik Chandra Hari, Karna Chandra Hari and Kalpana Hari as the Fourth Party and Kartick Chandra Hari as the Fifth Party and registered with the Sub-Registrar, Baruipur in Book I Volume No. 33 Pages 14 to 56 Being No. 2536 for the year 1970, the said Surendra Nath Hari and Lalita Hari were, inter alia, exclusively allotted, amongst other properties, the Dag 49 Property, absolutely and forever. The names of Lalita Hari and Surendra Nath Hari were mutated as Raiyat in the Records of Rights published under the West Bengal Land Reforms Act, 1955 in respect of the entire R.S. Dag No. 49 under L.R. Khatian Nos. 265 and 310 respectively.
- 9.5 The said Surendra Nath Hari died intestate leaving him surviving his wife namely Lalita Hari and three sons namely Nirmal Kumar Hari, Nikhil Kumar Hari, Mrinal Kanti Hari and one daughter namely Nilima Bhadra as his only heirs heiresses and legal

representatives who all upon his death inherited and became entitled to his entire share in the Dag 49 Property, absolutely and in equal shares.

- 9.6 By a Sale Deed dated 8th June 1979 and registered with the District Registrar, Alipore 24 Parganas in Book No. I, Volume No. 103, Pages 8 to 14, Being No. 3152 for the year 1979, the said Lalita Hari, Nirmal Kumar Hari, Nikhil Kumar Hari, Mrinal Kanti Hari and Nilima Bhadra for the consideration therein mentioned sold conveyed and transferred unto and to one Abed Ali Mondal, amongst other properties, their entire one-half share in the Dag 49 Property, absolutely and forever.
- 9.7 By a Sale Deed dated 8th June 1979 and registered with the District Registrar, Alipore 24 Parganas in Book No. I Volume No. 103 Pages 15 to 22 Being No. 3153 for the year 1979, the said Lalita Hari, Nirmal Kumar Hari, Nikhil Kumar Hari, Mrinal Kanti Hari and Nilima Bhadra for the consideration therein mentioned sold conveyed and transferred unto and to Asrafali Mandal amongst other properties their one-half share in the Dag 49 Property, absolutely and forever.
- 9.8 By a Deed of Gift dated 26th March 2014 and registered with the Additional District Sub Registrar, Baruipur in Book I Volume No. 6 Pages 3967 to 3986 Being No. 2835 for the year 2014, the said Abed Ali Mondal out of his natural love and affection towards his brother, the said Asrafali Mandal granted conveyed and transferred by way of gift **All That** a portion measuring 4 Cottahs out of his entire share in the Dag 49 Property, absolutely and forever.
- 9.9 The said Aabedali Mondal became the sole and absolute owner of 0.1589 acre out of the Dag 49 Property and by a Sale Deed dated 29th June 2016 and registered with Additional Registrar of Assurances-I, Kolkata in Book No. I Volume No. 1901-2016 Pages 168524 to 168558 Being No. 190104973 for the year 2016 the said Aabedali Mondal for the consideration therein mentioned sold conveyed and transferred the said 0.1589 acre to (1) Arrowline Conclave Private Limited and (2) Antray Developers LLP, absolutely and forever.
- 9.10 The said Asrafali Mandal became the sole and absolute owner of 0.2911 acre out of the Dag 49 Property and by a Sale Deed dated 29th June 2016 and registered with Additional Registrar of Assurances-I, Kolkata in Book No. I Volume No. 1901-2016 Pages 168488 to 168523 Being No. 190104972 for the year 2016 the said Asrafali Mandal for the consideration therein mentioned sold conveyed and transferred the said 0.2911 acre to (1) Arrowline Conclave Private Limited and (2) Antray Developers LLP, absolutely and forever.
- 10 **Re: R.S. and L.R. Dag No. 52–Subject Area –36 Satak or 0.36 Acre, Total Area in Dag – 36 Satak or 0.36 Acre (“Dag 52 Property”):-**

- 10.1 By a Sale Deed dated 20th April 1953 and registered with the Sub-Registrar, Baruipur in Book No. I, Volume No. 33, Pages 83 to 85, Being No. 2483 for the year 1953 one Ambar Ali Mondal for the consideration therein mentioned sold conveyed and transferred unto and to one Golam Bari Sk. **All That** a portion containing an area of 3 Sataks or 0.03 Acre more or less situate lying at and being a portion of R.S. Dag No. 52 (formerly C.S. Dag No. 51) in Mouza Baikunthapur, J. L. No. 36, under Police Station Baruipur in the District of South 24 Parganas, absolutely and forever. The name of the said Golam Bari Sk. was recorded in the Records of Rights published under the Revisional Settlement.
- 10.2 One Haran Mondal was the sole and absolute owner of **All That** a portion containing an area of 15 Sataks or 0.15 Acre more or less in the said R.S. Dag No. 52 in the said Mouza Baikunthapur and his name was recorded in the Records of Rights published under the Revisional Settlement and also in the Records of Rights published under the West Bengal Land Reforms Act, 1955 under L.R. Khatian No. 317.
- 10.3 By a Sale Deed dated 8th October 1958 and registered with the Sub-Registrar, Baruipur in Book I Volume No. 87 Pages 120 to 122 Being No. 7900 for the year 1958 the said Haran Mondal for the consideration therein mentioned sold conveyed and transferred unto and to the said Golam Bari Sk. **All That** the said portion measuring 15 Sataks or 0.15 Acre more or less out of the said R.S. Dag No. 52, absolutely and forever.
- 10.4 One Lokman Mondal (also known as Lokman Ali Mondal) was the sole and absolute owner of **All That** a portion containing an area of 8 Sataks or 0.08 Acre more or less in the said R.S. Dag No. 52 in the said Mouza Baikunthapur and his name was recorded in the Records of Rights published under the Revisional Settlement and also in the Records of Rights published under the said Act of 1955 under L.R. Khatian No. 266.
- 10.5 By a Sale Deed dated 23rd May 1960 and registered with the Sub-Registrar, Baruipur in Book I Volume No. 59 Pages 235 to 236 Being No. 5068 for the year 1960 the said Lokman Mondal for the consideration therein mentioned sold conveyed and transferred unto and to the said Golam Bari Sk. **All That** the said portion measuring 8 Sataks or 0.08 Acre more or less out of the said R.S. Dag No. 52, absolutely and forever.
- 10.6 One Newarjan Bibi and Bhutijan Bibi (also known as Bhuti Bibi) were the full and absolute owners of **All That** a portion containing an area of 3 Sataks or 0.03 Acre more or less of the said R.S. Dag No. 52 in the said Mouza Baikunthapur and their names were recorded in the Records of Rights published under the Revisional Settlement and also in the Records of Rights published under the said Act of 1955 under L.R. Khatian Nos. 145 and 217 respectively.
- 10.7 By a Sale Deed dated 23rd May 1960 and registered with the Sub-Registrar, Baruipur in Book I Volume No. 59 Pages 232 to 234 Being No. 5067 for the year 1960 the said Newarjan Bibi and Bhutijan Bibi for the consideration therein mentioned sold conveyed

- and transferred unto and to the said Golam Bari Sk. **All That** the said portion measuring 3 Sataks or 0.03 Acre more or less out of the said R.S. Dag No. 52, absolutely and forever.
- 10.8 The said Golam Bari Sk. was also the owner of 0.08 acre in the said R.S. Dag No. 52 and by virtue of the aforesaid four Sale Deeds dated 20th April 1953, 8th October 1958 and 23rd May 1960 the said Golam Bari Sk. became the sole and absolute owner of **ALL THAT** the entire R.S. Dag No. 52 in the said Mouza Baikunthapur, J. L. No. 36, under Police Station Baruipur in the District of South 24 Parganas (hereinafter referred to as "**the Dag 52 Property**").
- 10.9 By a Deed of Exchange dated 8th May 1964 made between one Golam Bari Sk. as the First Party and one Binod Bihari Hari, Parimala Hari, Surendra Nath Hari (since deceased), Lalita Hari, Birendra Nath Hari, Tarulata Hari, Kalipada Hari (since deceased) and Kartick Chandra Hari as the Second Party and registered with the District Registrar, Alipore in Book I Being No. 1690 for the year 1964, the said Binod Bihari Hari, Parimala Hari, Surendra Nath Hari, Lalita Hari, Birendra Nath Hari, Tarulata Hari, Kalipada Hari and Kartick Chandra Hari became the full and absolute owners of, amongst other properties, **All That** the Dag 52 Property, absolutely and forever.
- 10.10 The said Kalipada Hari died intestate leaving him surviving his two sons namely Manik Chandra Hari and Karna Chandra Hari and one daughter namely Kalpana Hari as his only heirs heiress and legal representatives who all upon his death inherited and became entitled to his entire share in the Dag 52 Property, absolutely and in equal shares.
- 10.11 By virtue of a Deed of Partition dated 30th May 1970 made between the said Binod Behari Hari and Parimala Hari as the First Party, Surendra Nath Hari and Lalita Hari as the Second Party, Birendra Nath Hari and Tarulata Hari as the Third Party, Manik Chandra Hari, Karna Chandra Hari and Kalpana Hari as the Fourth Party and Kartick Chandra Hari as the Fifth Party and registered with the Sub-Registrar, Baruipur in Book I Volume No. 33 Pages 14 to 56 Being No. 2536 for the year 1970, the said Surendra Nath Hari and Lalita Hari were, inter alia, exclusively allotted, amongst other properties, the Dag 52 Property, absolutely and forever.
- 10.12 The names of Lalita Hari and Surendra Nath Hari were mutated as Raiyat in the Records of Rights published under the said Act of 1955 in respect of 10 Sataks in the said L.R. Dag No. 52 under L.R. Khatian Nos. 265 and 310 respectively.
- 10.13 The said Surendra Nath Hari died intestate leaving him surviving his wife namely Lalita Hari and three sons namely Nirmal Kumar Hari, Nikhil Kumar Hari, Mrinal Kanti Hari and one daughter namely Nilima Bhadra as his only heirs heiresses and legal representatives who all upon his death inherited and became entitled to his entire estate, including the Dag 52 Property, absolutely and in equal shares.

- 10.14 By a Sale Deed dated 8th June 1979 and registered with the District Registrar, Alipore 24 Parganas in Book No. I, Volume No. 103, Pages 8 to 14, Being No. 3152 for the year 1979, the said Lalita Hari, Nirmal Kumar Hari, Nikhil Kumar Hari, Mrinal Kanti Hari and Nilima Bhadra for the consideration therein mentioned sold conveyed and transferred unto and to one Abed Ali Mondal, amongst other properties, their entire one-half share in the Dag 52 Property, absolutely and forever.
- 10.15 By a Sale Deed dated 8th June 1979 and registered with the District Registrar, Alipore 24 Parganas in Book No. I Volume No. 103 Pages 15 to 22 Being No. 3153 for the year 1979, the said Lalita Hari, Nirmal Kumar Hari, Nikhil Kumar Hari, Mrinal Kanti Hari and Nilima Bhadra for the consideration therein mentioned sold conveyed and transferred unto and to the Asrafali Mandal, amongst other properties, their entire remaining one-half share in the Dag 52 Property, absolutely and forever.
- 10.16 By a Sale Deed dated 18th December 2009 and registered with the Additional District Sub-Registrar, Baruipur in Book No. I Volume No. 26 Pages 2358 to 2368 Being No. 8258 for the year 2009 as rectified by a Deed of Rectification presented for registration on 25th January 2010 and registered with the Additional District Sub-Registrar, Baruipur in Book No. I, Volume No. 2 Pages 2561 to 2568 Being No. 523 for the year 2010, one Abed Ali Mondal for the consideration therein mentioned sold conveyed and transferred unto and to one Sajahan Molla (also known as Sajahan Ali Molla) **All That** a portion measuring 2 Cottahs 6 Chittacks equivalent to 3.9256 Sataks rounded off to 3.93 Sataks or 0.0393 Acre more or less out of his one-half share in the Dag 52 Property, absolutely and forever.
- 10.17 By a Sale Deed dated 4th May 2016 and registered with the Additional Registrar of Assurances-I, Kolkata in Book I Volume No. 1901-2016 Pages 120924 to 120956 Being No. 3520 for the year 2016, the said Sajahan Molla for the consideration therein mentioned sold conveyed and transferred unto and to Arrowline Conclave Private Limited and Antray Developers LLP **All That** the said portion measuring 2 Cottahs 6 Chittacks equivalent to 3.93 Sataks or 0.0393 Acre more or less, absolutely and forever.
- 10.18 The said Asrafali Mandal thus became the sole and absolute owner of 0.1850 acre more or less out of the Dag 52 Property and the said Abed Ali Mondal became the sole and absolute owner of 0.1458 acre more or less out of the Dag 52 Property.
- 10.19 By the following two Sale Deeds both dated 29th June 2016 and registered with Additional Registrar of Assurances-I, Kolkata the said Asrafali Mandal for the consideration therein respectively mentioned sold conveyed and transferred 0.1850 acre to (1) Arrowline Conclave Private Limited and (2) Antray Developers LLP, absolutely and forever.
 - 10.19.1 Sale Deed registered in Book I Volume No. 1901-2016 Pages 168488 to 168523 Being No. 190104972 for the year 2016 in respect of 0.1450 acre out of the said Dag 52 Property.

10.19.2 Sale Deed registered in Book I Volume No. 1901-2016 Pages 168437 to 168462 Being No. 190104970 for the year 2016 in respect of 0.04 acre out of the said Dag 52 Property.

10.20 By the following two Sale Deeds both dated 29th June 2016 and registered with Additional Registrar of Assurances-I, Kolkata the said Aabedali Mondal for the consideration therein respectively mentioned sold conveyed and transferred 0.1458 acre to (1) Arrowline Conclave Private Limited and (2) Antray Developers LLP, absolutely and forever.

10.20.1 Sale Deed registered in Book I Volume No. 1901-2016 Pages 168524 to 168558 Being No. 190104973 for the year 2016 in respect of 0.1058 acre out of the said Dag 52 Property.

10.20.2 Sale Deed registered in Book I Volume No. 1901-2016 Pages 168463 to 168487 Being No. 190104971 for the year 2016 in respect of 0.04 acre out of the said Dag 52 Property.

11 R.S. and L.R. Dag No. 53–Subject Area –26.6924 Satak or 0.266924 Acre, Total Area in Dag – 41 Satak or 0.41 Acre (“Dag 53 Property”):-

11.1 By a Deed of Exchange dated 7th May 1964 made between one Amina Khatun as the First Party and one Binod Bihari Hari, Parimala Hari, Surendra Nath Hari (since deceased), Lalita Hari, Birendra Nath Hari (since deceased), Tarulata Hari, Kalipada Hari (since deceased) and Kartick Chandra Hari as the Second Party and registered with the District Registrar, Alipore in Book I Volume No. 59 Pages 12 to 20 Being No. 1689 for the year 1964, the said Binod Bihari Hari, Parimala Hari, Surendra Nath Hari, Lalita Hari, Birendra Nath Hari, Tarulata Hari, Kalipada Hari and Kartick Chandra Hari became the full and absolute owners of, amongst other properties, **ALL THAT** piece and parcel of land containing an area of 0.41 Acre more or less in the entire R.S. Dag No. 53 recorded in R.S. Khatian No. 316 in Mouza Baikunthapur J.L. No. 36 Police Station Baruipur in the District of South 24 Parganas (hereinafter referred to as “the **Dag 53 Property**”).

11.2 The said Kalipada Hari died intestate leaving him surviving his two sons namely Manik Chandra Hari and Karna Chandra Hari and one daughter namely Kalpana Hari as his only heirs heiress and legal representatives who all upon his death inherited and became entitled to his entire share in the Dag 53 Property, absolutely and in equal shares.

11.3 By virtue of a Deed of Partition dated 30th May 1970 made between the said Binod Behari Hari and Parimala Hari as the First Party, Surendra Nath Hari and Lalita Hari as the Second Party, Birendra Nath Hari and Tarulata Hari as the Third Party, Manik Chandra Hari, Karna Chandra Hari and Kalpana Hari as the Fourth Party and Kartick Chandra Hari as the Fifth Party and registered with the Sub-Registrar, Baruipur in Book I Volume No. 33 Pages 14 to 56 Being No. 2536 for the year 1970, the said Binod Behari Hari and Parimala Hari were exclusively allotted a portion measuring 13 Sataks out of Dag 53 Property, the

said Birendra Nath Hari and Tarulata Hari were exclusively allotted a portion measuring 26 Sataks out of Dag 53 Property and the said Surendra Hari and Lalita Hari were exclusively allotted a portion measuring 2 Sataks out of Dag 53 Property, absolutely and forever.

- 11.4 The said Birendra Nath Hari died intestate, leaving him surviving his wife namely Tarulata Hari, three sons namely Amiya Hari, Ashim Kumar Hari and Sukumar Hari and six daughters namely Latika Guha, Kalpana Bit, Asha Nandi, Mayarani Das, Mira Dutta and Arati Ash, as his only heirs heiresses and legal representatives who all upon his death inherited and became entitled to his part or share in the Dag 53 Property absolutely and in equal shares.
- 11.5 The said Surendra Nath Hari died intestate leaving behind his wife namely Lalita Hari and three sons namely Nirmal Kumar Hari, Nikhil Kumar Hari, Mrinal Kanti Hari and daughter namely Nilima Bhadra as his only heirs heiresses and legal representatives, who all upon his death inherited and became entitled to his entire part or share of and in the Dag 53 Property, absolutely and in equal shares.
- 11.6 By a Sale Deed dated 8th June 1979 and registered with the District Registrar, Alipore in Book I Volume No. 103 Pages 1 to 7 Being No. 3151 for the year 1979 the said Lalita Hari, Nirmal Kumar Hari, Nikhil Kumar Hari, Mrinal Kanti Hari and Nilima Bhadra for the consideration therein mentioned sold conveyed and transferred unto and to the said Sukumar Hari their entire 2 Sataks or 0.02 Acre more or less in the Dag 53 Property, absolutely and forever.
- 11.7 By the following seven Sale Deeds all registered with Additional District Sub Registrar Baruipur the said Tarulata Hari, Amiya Hari, Ashim Kumar Hari, Sukumar Hari, Latika Guha, Kalpana Bit, Asha Nandi, Mayarani Das, Mira Dutta and Arati Ash for the consideration therein respectively mentioned sold conveyed and transferred portions of Dag 53 Property, absolutely and forever:-
 - 11.7.1 Sale Deed dated 17th May 1995 and registered with the Additional District Sub-Registrar, Baruipur in Book I Volume No. 47 Pages 257 to 264 Being No. 3739 for the year 1995 whereby portion measuring 7 Chittack more or less was sold to one Sabita Das.
 - 11.7.2 Sale Deed dated 17th April 1996 and registered in Book I Volume No. 20 Pages 75 to 81 Being No. 1585 for the year 1996 whereby portion measuring 3.31 Sataks or 2 Cottah more or less was sold to one Ashraf Ali Mandal and the Aabedali Mondal.
 - 11.7.3 Sale Deed dated 17th April 1996 and registered in Book I Volume No. 20 Pages 301 to 310 Being No. 1621 for the year 1996 whereby portion 4 Cottahs 1 Chittack more or less was sold to one Sk. Hiru and Asma Khatun.

- 11.12 By a Sale Deed dated 19th November 1999 and registered with the Additional District Sub-Registrar, Baruipur in Book I Volume No. 83 Pages 159 to 168 Being No. 5087 for the year 1999, the said Sabita Das for the consideration therein mentioned sold conveyed and transferred unto and to the said Jakir Ali Gazi **All That** a portion measuring 7 Chittack or 0.72 satak more or less out of the Dag 53 Property, absolutely and forever.
- 11.13 By a Sale Deed dated 26th November 1999 and registered with the Additional District Sub-Registrar, Baruipur in Book I Volume No. 84 Pages 393 to 402 Being No. 5190 for the year 1999 the said Doly Chitrakar and Taru Chitrakar for the consideration therein mentioned sold conveyed and transferred unto and to Jamsed Molla portion measuring 2 Cottahs or 3.31 Sataks or 0.0331 Acre more or less out of Dag 53 Property, absolutely and forever.
- 11.14 By a Sale Deed dated 29th June 2016 and registered with Additional Registrar of Assurances-I, Kolkata in Book No. I Volume No. 1901-2016 Pages 168524 to 168558 Being No. 190104973 for the year 2016 the said Aabedali Mondal for the consideration therein mentioned sold conveyed and transferred 0.01655 acre more or less out of the Dag 53 Property to (1) Arrowline Conclave Private Limited and (2) Antray Developers LLP, absolutely and forever.
- 11.15 By a Sale Deed dated 29th June 2016 and registered with Additional Registrar of Assurances-I, Kolkata in Book No. I Volume No. 1901-2016 Pages 168488 to 168523 Being No. 190104972 for the year 2016 the said Asrafali Mandal for the consideration therein mentioned sold conveyed and transferred 0.01655 acre more or less out of the Dag 53 Property to (1) Arrowline Conclave Private Limited and (2) Antray Developers LLP, absolutely and forever.
- 11.16 By a Sale Deed dated 4th May 2016 and registered with Additional Registrar of Assurances-I, Kolkata in Book I Volume No. 1901-2016 Pages 120875 to 120923 Being No. 3519 for the year 2016 the said Jamsed Molla for the consideration therein mentioned sold conveyed and transferred unto and to Arrowline Conclave Private Limited and Antray Developers LLP, amongst other properties, 0.1159 Acre out of the Dag 53 Property, absolutely and forever.
- 11.17 By a Sale Deed dated 4th May 2016 and registered with Additional Registrar of Assurances-I, Kolkata in Book No. I Volume No. 1901-2016 Pages 120841 to 120874 Being No. 190103518 for the year 2016 the said Saleha Bibi for the consideration therein mentioned sold conveyed and transferred the said 2 Cottahs 22 Square Feet or 3.381 Sataks or 0.03381 Acre more or less out of the Dag 53 Property to (1) Arrowline Conclave Private Limited and (2) Antray Developers LLP, absolutely and forever.
- 11.18 By a Sale Deed dated 22nd March 2017 and registered with District Sub-Registrar-IV, Alipore in Book I Volume No. 1604-2017 Pages 36802 to 36837 Being No. 160401328 for the year 2017 the said Jakir Ali Gazi for the consideration therein mentioned sold

conveyed and transferred, amongst other properties, 4.08 satak or 0.0408 acre more or less to (1) Arrowline Conclave Private Limited and (2) Antray Developers LLP, absolutely and forever.

- 11.19 One Rehana Khandakar was the sole and absolute owner of a portion measuring 5.86 Satak or 0.0586 acre in the said Dag No. 53.
- 11.20 By a Sale Deed dated 26th May 2016 and registered with Additional District Sub-Registrar, Baruipur in Book I Volume No. 1611-2016 Pages from 88115 to 88139 Being No. 161105124 for the year 2016, the said Rehana Khandakar for the consideration therein mentioned sold conveyed and transferred unto and to one Babai Das **All That** portion measuring 5.86 Satak or 0.0586 acre in the said Dag No. 53, absolutely and forever.
- 11.21 By a sale deed dated 13th May 2017 and registered with Additional Registrar of Assurances-I, Kolkata in Book I, Volume No. 1901-2017 Pages 89182 to 89215 Being No. 190102828 for the year 2017 the said Babai Das for the consideration therein mentioned sold conveyed and transferred unto and to (1) Arrowline Conclave Private Limited and (2) Antray Developers LLP the said portion measuring 5.86 Satak or 0.0586 acre in the said Dag No. 53, absolutely and forever.
- 11.22 By a sale deed dated 28th August 2019 and registered with Additional District Sub Registrar Baruipur in Book I Volume No. 1611-2019 Pages 118051 to 118084 Being No. 161105681 for the year 2019, the said (1) Arrowline Conclave Private Limited and (2) Antray Developers LLP sold to the said Jakir Gazi a divided and demarcated portion measuring 0.0072 Acre out of the said Dag No. 53 Property.
- 12 R.S. and L.R. Dag No. 68–Subject Area –2.50 Satak or 0.025Acre, Total Area in Dag – 10 Satak or 0.10 Acre (“Dag 68 Property”):-**
 - 12.1 By virtue of a Deed of Partition dated 30th May 1970 made between one Binod Behari Hari and Parimala Hari as the First Party, Surendra Nath Hari and Lalita Hari as the Second Party, Birendra Nath Hari and Tarulata Hari as the Third Party, Manik Chandra Hari, Karna Chandra Hari and Kalpana Hari as the Fourth Party and Kartick Chandra Hari as the Fifth Party and registered with the Sub-Registrar, Baruipur in Book I Volume No. 33 Pages 14 to 56 Being No. 2536 for the year 1970, the said Surendra Hari and Lalita Hari were exclusively allotted a demarcated portion measuring 2.5 Sataks out of 10 Sataks comprised in the R.S. Dag No. 68 in Mouza Baikunthapur, J.L. No. 36, within Hariharpur Gram Panchayat, Police Station Baruipur, in the District of South 24 Parganas, absolutely and forever. The names of Lalita Hari and Surendra Nath Hari are mutated as Raiyat in the Records of Rights published under the West Bengal Land Reforms Act, 1955 in respect of the said 2.50 satak out of Dag 68 Property under L.R. Khatian Nos. 265 and 310 respectively.

- 12.2 The said Surendra Nath Hari died intestate leaving him surviving his wife namely Lalita Hari and three sons namely Nirmal Kumar Hari, Nikhil Kumar Hari, Mrinal Kanti Hari and one daughter namely Nilima Bhadra as his only heirs heiresses and legal representatives who all upon his death inherited and became entitled to his entire estate, including his share in the Dag 68 Property, absolutely and in equal shares.
- 12.3 By a Sale Deed dated 8th June 1979 and registered with the District Registrar, Alipore 24 Parganas in Book No. I, Volume No. 103, Pages 8 to 14, Being No. 3152 for the year 1979, the said Lalita Hari, Nirmal Kumar Hari, Nikhil Kumar Hari, Mrinal Kanti Hari and Nilima Bhadra for the consideration therein mentioned sold conveyed and transferred unto and to one Aabedali Mondal and Asraf Ali Mondal **All That** the said 2.50 satak out of Dag 68 Property, absolutely and forever.
- 12.4 By a Sale Deed dated 29th June 2016 and registered with Additional Registrar of Assurances-I, Kolkata in Book No. I Volume No. 1901-2016 Pages 168585 to 168608 Being No. 190104975 for the year 2016 the said Aabedali Mondal for the consideration therein mentioned sold conveyed and transferred his entire one-half share in the said 2.50 satak out of Dag 68 Property measuring 1.25 Sataks or 0.0125 Acre more or less to (1) Arrowline Conclave Private Limited and (2) Antray Developers LLP, absolutely and forever.
- 12.5 By a Sale Deed dated 29th June 2016 and registered with Additional Registrar of Assurances-I, Kolkata in Book No. I Volume No. 1901-2016 Pages 168559 to 168584 Being No. 190104974 for the year 2016 the said Asraf Ali Mandal for the consideration therein mentioned sold conveyed and transferred his entire one-half share in the said 2.50 satak out of Dag 68 Property measuring 1.25 Sataks or 0.0125 Acre more or less to (1) Arrowline Conclave Private Limited and (2) Antray Developers LLP, absolutely and forever.
- 13 By virtue of the above chain of title in respect of the Project Site, the Owners hereto amongst whom several were at the time of purchase private limited companies became the Owners of the Subject Property.

THE SIXTH SCHEDULE ABOVE REFERRED TO:

(DOCUMENTS)

1. All Purchase Deeds of the Owners
2. All Link Deeds to the extent available.

THE SEVENTH SCHEDULE ABOVE REFERRED TO :
(INTERNAL AGREED RATIO OF OWNERS)

Sl No.	Name of Owner	%age
1.	ANTRAY DEVELOPERS LLP	67.10
2.	BANGABHUMI AGENCY LLP	2.35
3.	BLUEMOTION TRADING LLP	2.35
4.	FASTSPEED TIE-UP LLP	2.35
5.	GOODPOINT PROJECTS LLP	2.35
6.	HEMANG DISTRIBUTORS LLP	2.35
7.	KALYANKARI REALTORS LLP	2.35
8.	KARNI INFRA PROPERTIES LLP	2.35
9.	KOTIRATAN MERCANTILE LLP	2.35
10.	OVERSURE TRADELINKS LLP	2.35
11.	PANCHSHREE DEALER LLP	2.35
12.	ROSCO VINIMAY LLP	2.35
13.	RUDRAMALA EXPORTS LLP	2.35
14.	TOPFLOW COMMODITIES LLP	2.35
15.	VIEWMORE TRADELINK LLP	2.35
		100.00

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 AND DELIVERED by the withinnamed **OWNERS** at Kolkata in the presence of:

1. Sayantan Bose
Advocate.
6, Old Post Office Street
Kolkata - 700001

2. Jacobanta Swain
52A, Shakespeare Sarani
Kolkata - 700017

SIGNED SEALED AND DELIVERED by the withinnamed **DEVELOPER** at Kolkata in the presence of:

1. Sayantan Bose
Advocate.

2. Jacobanta Swain

For ANTRAY DEVELOPERS LLP

For Bangbhum Agency LLP
For Bluerotation Trading LLP
For Fastspeed Tie-up LLP
For Goodpoint Projects LLP
For Henon's Contractors LLP
For Kalyan's Contractors LLP
For Karmacharya Properties LLP
For Kishor's Properties LLP
For Overland Properties LLP
For Panchajanya Dealer LLP
For Ecozo Ventures LLP
For Rudramala Exports LLP
For Topflow Commodities LLP
For Viewmore Tradelink LLP

D. K. Karan
Partner/Authorized Signatory
(DIKHIL KARNAN)

SUREKA ISHA ZION DEVELOPERS PVT. LTD.

V. S. Sunka
Director.
(Vedant Sunka)

Drafted by:

Sayantan Bose

Sayantan Bose, Advocate,
6, Old Post Office Street,
1st Floor, Room No.62,
Kolkata - 700 001
Enrol. No.: WB/1023/2004

RECEIPT AND MEMO OF CONSIDERATION:

RECEIVED from one of the Owner namely Antray Developers LLP the withinmentioned sum of Rs. 6,80,00,000/- (Rupees six crores eighty lacs only) towards interest free refundable Deposit payable to the Developer in terms hereof as per Memo below:-

MEMO OF CONSIDERATION:

S.L. No.	Cheque Numbers	Date	Bank and Branch	Paid by	Amount (Rs.)
1.	000199	08-12-2021	HDFC Bank, Dr. U. N. Brahmachari Street, Kolkata	Antray Developers LLP	1,50,00,000/-
2.	000200	09-12-2021	HDFC Bank, Dr. U. N. Brahmachari Street, Kolkata	Antray Developers LLP	50,00,000/-
3.	000201	09-12-2021	HDFC Bank, Dr. U. N. Brahmachari Street, Kolkata	Antray Developers LLP	50,00,000/-
4.	000202	09-12-2021	HDFC Bank, Dr. U. N. Brahmachari Street, Kolkata	Antray Developers LLP	50,00,000/-
5.	000203	10-12-2021	HDFC Bank, Dr. U. N. Brahmachari Street, Kolkata	Antray Developers LLP	80,00,000/-
6.	000204	10-12-2021	HDFC Bank, Dr. U. N. Brahmachari Street, Kolkata	Antray Developers LLP	70,00,000/-

7.	000205	14-12-2021	HDFC Bank, Dr. U. N. Brahmachari Street, Kolkata	Antray Developers LLP	1,50,00,000/-
8.	000206	15-12-2021	HDFC Bank, Dr. U. N. Brahmachari Street, Kolkata	Antray Developers LLP	80,00,000/-
				Total	6,80,00,000/-

(Rupees Six Crores Eighty Lacs only)

SUREKA ISHA ZION DEVELOPERS PVT. LTD.

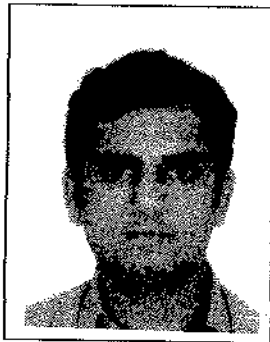
N
Director.
(Vedant Sureka)
(DEVELOPER)

WITNESSES:

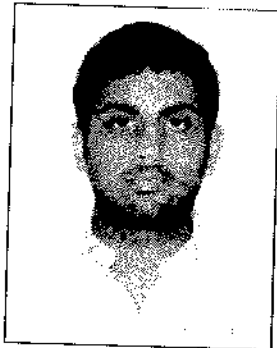
① *Sayantika Das*
Advocate

② Jasobanta Swain

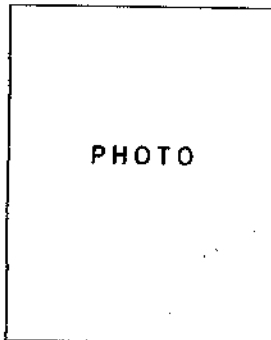
SPECIMEN FORM FOR TEN FINGERPRINTS



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

DATED THIS 12th DAY OF April, 2022

BETWEEN

**ANTRAY DEVELOPERS LLP &
OTHERS**

.... OWNERS

AND

**SUREKA ISHA ZION DEVELOPERS
PRIVATE LIMITED**

.... DEVELOPER

= DEVELOPMENT AGREEMENT =

**SAYANTAN BOSE,
Advocate,
"Temple Chambers",
6, Old Post Office Street,
1st Floor, Room No.62,
Kolkata – 700 001.**

51	Bagan	0.33	190/2, 190/3, 190/1, 190/4, 190/5 and 190/6
52	Bagan	0.36	145, 217, 265, 266, 310 and 317
53	Bagan	0.28 out of 0.41	14/1, 104, 207, 265, 762, 763, 764 and 310
68	Bagan	0.025 out of 0.10	265 and 310

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished. Land having classification 'Doba' shall be maintained as 'Doba' unless converted under Section 4C of the West Bengal Land Reforms Act, 1955.

Be it mentioned that the 3.989094 acres or 398.9094 Sataks of the Owners out of Property described above are comprised of the following areas:

SL NO.	NAME	KHATIAN NO.	ACRES
1.	ANTRAY DEVELOPERS LLP	937	2.634334
2.	BANGABHUMI AGENCY LLP	718	0.09874
3.	BLUEMOTION TRADING LLP	723	0.09874
4.	FASTSPEED TIE-UP LLP	729	0.09874
5.	GOODPOINT PROJECTS LLP	720	0.09874
6.	HEMANG DISTRIBUTORS LLP	728	0.09874
7.	KALYANKARI REALTORS LLP	721	0.09874
8.	KARNI INFRA PROPERTIES LLP	733	0.09874
9.	KOTIRATAN MERCANTILE LLP	735	0.09874
10.	OVERSURE TRADELINKS LLP	739	0.08946
11.	PANCHSHREE DEALER LLP	732	0.0897
12.	ROSCO VINIMAY LLP	740/2	0.08946
13.	RUDRAMALA EXPORTS LLP	736	0.09874
14.	TOPFLOW COMMODITIES LLP	725	0.09874

15.	VIEWMORE TRADELINK LLP	724	0.09874
		TOTAL:	3.989094

THE SECOND SCHEDULE ABOVE REFERRED TO:

(TENTATIVE COMMON AREAS AND INSTALLATIONS)

Specific Common Areas for Sunrise Aura in Phase 1

- Gymnasium
- Yoga Room
- Senior citizens sitting area
- Multi Activity Room
- Indoor Games Room
- Children's Play Room
- A.C. Multi Purpose Hall
- Landscaped Podium
- Multipurpose Court
- Roller Skating Ring
- Outdoor seating area
- Open Area for exercise
- Badminton Court
- Non-AC Community Hall for small gathering at Ground Floor of Residential Towers
- Jogging Track
- Outdoor Children's play area
- Play Ground at Podium Top
- Mini Amphitheatre at Podium Top
- Natural Pond
- Pet Zone
- Multi Level Car Parking
- Elevated Walking Trail
- Fire-fighting arrangements as per statutory norms
- CCTV covering driveways, Block entrance, Complex main entrance and exit gate
- Sewage treatment plant with provision to recycle water for flushing and gardening
- Rainwater harvesting
- Water availability through bore well as per guidelines stipulated by Local Ground water authority with iron removal facility

Specific Common Areas for Sunrise Aura in Future Phases

Major Information of the Deed

Deed No :	I-1904-06601/2022	Date of Registration	12/04/2022
Query No / Year	1904-2000903750/2022	Office where deed is registered	
Query Date	21/03/2022 11:26:58 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	ISHITA BOSE 6, OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8016030993, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 6,80,00,000/-]		
Set Forth value	Market Value		
	Rs. 12,58,39,601/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 6,80,105/- (Article:E, E, B)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur, JI No: 36, Pin Code : 700145

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-27	RS-732	Bagan	Bagan	0.29 Acre		48,71,993/-	Property is on Road
L2	RS-28	RS-717	Danga	Danga	0.53 Acre		76,32,000/-	Property is on Road
L3	RS-29	RS-717	Danga	Danga	0.09 Acre		12,96,000/-	Property is on Road
L4	RS-30	RS-717	Bagan	Bagan	0.1 Acre		16,79,998/-	Property is on Road
L5	RS-31	RS-717	Danga	Danga	0.2 Acre		28,80,000/-	Property is on Road
L6	RS-37	RS-717	Doba	Doba	0.08 Acre		8,64,000/-	Property is on Road
L7	RS-38	RS-717	Bagan	Bagan	0.45 Acre		75,59,990/-	Property is on Road
L8	RS-39	RS-732	Bagan	Bagan	0.11 Acre		18,47,998/-	Property is on Road
L9	RS-40	RS-732	Bagan	Bagan	0.18 Acre		30,23,996/-	Property is on Road
L10	RS-41	RS-19	Bagan	Bagan	0.56 Acre		94,07,986/-	Property is on Road
L11	RS-42	RS-19	Doba	Doba	0.11 Acre		11,88,000/-	Property is on Road
L12	RS-5	RS-104	Doba	Doba	0.0275 Acre		2,97,000/-	Property is on Road
L13	RS-6	RS-104	Bagan	Bagan	0.16 Acre		26,87,996/-	Property is on Road

L14	RS-7	RS-104	Bagan	Bagan	0.18 Acre		30,23,996/-	Property is on Road
L15	RS-8	RS-104	Doba	Doba	0.0225 Acre		2,43,000/-	Property is on Road
L16	RS-9	RS-25	Doba	Doba	0.04 Acre		4,32,000/-	Property is on Road
L17	RS-10	RS-25	Bagan	Bagan	0.23 Acre		38,63,994/-	Property is on Road
L18	RS-11	RS-25	Bagan	Bagan	0.35 Acre		58,79,991/-	Property is on Road
L19	RS-12	RS-25	Doba	Doba	0.06 Acre		6,48,000/-	Property is on Road
L20	RS-16	RS-207	Bagan	Bagan	0.07 Acre		11,75,998/-	Property is on Road
L21	RS-17	RS-104	Bagan	Bagan	0.13 Acre		21,83,997/-	Property is on Road
L22	RS-18	RS-25	Danga	Danga	0.28 Acre		40,32,000/-	Property is on Road
L23	RS-19	RS-101	Bagan	Bagan	0.57 Acre		95,75,986/-	Property is on Road
L24	RS-20	RS-101	Danga	Danga	0.12 Acre		17,28,000/-	Property is on Road
L25	RS-21	RS-101	Danga	Danga	0.11 Acre		15,84,000/-	Property is on Road
L26	RS-22	RS-101	Danga	Danga	0.1083 Acre		15,59,520/-	Property is on Road
L27	RS-23	RS-25	Bagan	Bagan	0.284059 Acre		47,72,185/-	Property is on Road
L28	RS-26	RS-25	Danga	Danga	0.71 Acre		1,02,24,000/-	Property is on Road
L29	RS-49	RS-265	Danga	Danga	0.45 Acre		64,80,000/-	Property is on Road
L30	RS-50	RS-25	Danga	Danga	0.45 Acre		64,80,000/-	Property is on Road
L31	RS-51	RS-190	Bagan	Bagan	0.33 Acre		55,43,992/-	Property is on Road
L32	RS-52	RS-145	Bagan	Bagan	0.36 Acre		60,47,991/-	Property is on Road
L33	RS-53	RS-14	Bagan	Bagan	0.28 Acre		47,03,994/-	Property is on Road
L34	RS-68	RS-265	Bagan	Bagan	0.025 Acre		4,20,000/-	Property is on Road
		TOTAL :			804.7359Dec	0 /-	1258,39,601 /-	
		Grand Total :			804.7359Dec	0 /-	1258,39,601 /-	

Land Lord Details :

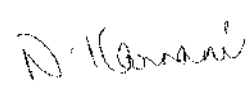
Sl No	Name,Address,Photo,Finger print and Signature
1	ANTRAY DEVELOPERS LLP 304, CHANDAN NIKETAN, 52A, SHAKESPEARE SARANI, City:- Not Specified, P.O:- CIRCUS AVENUE, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 , PAN No.:: ABxxxxxx6N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	BANGBHUMI AGENCY LLP 304, CHANDAN NIKETAN, 52A, SHAKESPEARE SARANI, City:- Not Specified, P.O:- CIRCUS AVENUE, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx3L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	BLUEMOTION TRADING LLP 304, CHANDAN NIKETAN, 52A, SHAKESPEARE SARANI, City:- Not Specified, P.O:- CIRCUS AVENUE, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx6R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	FASTSPEED TIE-UP LLP 304, CHANDAN NIKETAN, 52A, SHAKESPEARE SARANI, City:- Not Specified, P.O:- CIRCUS AVENUE, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx2B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	FASTSPEED TIE-UP LLP 304, CHANDAN NIKETAN, 52A, SHAKESPEARE SARANI, City:- Not Specified, P.O:- CIRCUS AVENUE, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx2B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
6	GOODPOINT PROJECTS LLP 304, CHANDAN NIKETAN, 52A, SHAKESPEARE SARANI, City:- Not Specified, P.O:- CIRCUS AVENUE, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx8E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
7	HEMANG DISTRIBUTORS LLP 304, CHANDAN NIKETAN, 52A, SHAKESPEARE SARANI, City:- Not Specified, P.O:- CIRCUS AVENUE, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx7L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
8	KALYANKARI REALTORS LLP 304, CHANDAN NIKETAN, 52A, SHAKESPEARE SARANI, City:- Not Specified, P.O:- CIRCUS AVENUE, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx2R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
9	KARNI INFRA PROPERTIES LLP 304, CHANDAN NIKETAN, 52A, CIRCUS AVENUE, City:- Not Specified, P.O:- CIRCUS AVENUE, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx0P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
10	KOTIRATAN MERCANTILE LLP 304, CHANDAN NIKETAN, 52A, SHAKESPEARE SARANI, City:- Not Specified, P.O:- CIRCUS AVENUE, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx1N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
11	OVERSURE TRADELINKS LLP 304, CHANDAN NIKETAN, 52A, SHAKESPEARE SARANI, City:- Not Specified, P.O:- CIRCUS AVENUE, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx7J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
12	PANCHSHREE DEALER LLP 304, CHANDAN NIKETAN, 52A, SHAKESPEARE SARANI, City:- Not Specified, P.O:- CIRCUS AVENUE, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 , PAN No.:: ABxxxxxx0L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
13	ROSCO VINIMAY LLP 304, CHANDAN NIKETAN, 52A, SHAKESPEARE SARANI, City:- Not Specified, P.O:- CIRCUS AVENUE, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 , PAN No.:: ABxxxxxx2L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

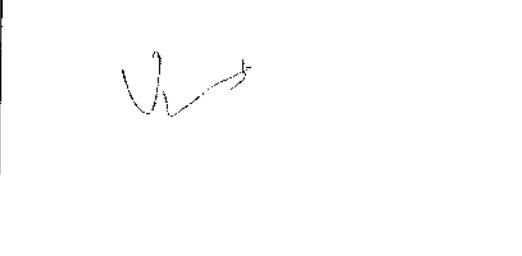
14	RUDRAMALA EXPORTS LLP 304, CHANDAN AVENUE, 52A, SHAKESPEARE SARANI, City:- Not Specified, P.O:- CIRCUS AVENUE, P.S:- Beniapur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 , PAN No.:: ABxxxxxx2R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
15	TOPFLOW COMMODITIES LLP 304, CHANDAN NIKETAN, 52A SHAKESPEARE SARANI, City:- Not Specified, P.O:- CIRCUS AVENUE, P.S:- Beniapur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx7E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
16	VIEWMORE TRADELINK LLP 304, CHANDAN NIKETAN, 52A, SHAKESPEARE SARANI, City:- Not Specified, P.O:- CIRCUS AVENUE, P.S:- Beniapur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx4E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

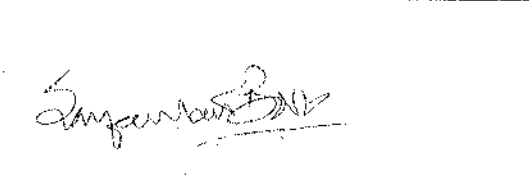
Sl No	Name,Address,Photo,Finger print and Signature
1	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED 3/1, DR. U. N. BRAHMACHARI STREET, City:- Not Specified, P.O:- CIRCUS AVENUE, P.S:-Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx2R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr NIKHIL KARNANI Son of Mr MAHESH KARNANI Date of Execution - 12/04/2022, , Admitted by: Self, Date of Admission: 12/04/2022, Place of Admission of Execution: Office	 Apr 12 2022 4:35PM	 LTI 12/04/2022	 12/04/2022
304, CHANDAN NIKETAN, 52A, SHAKESPEARE SARANI, City:- Not Specified, P.O:- CIRCUS AVENUE, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AKxxxxxx3L, Aadhaar No: 94xxxxxxxx0566 Status : Representative, Representative of : ANTRAY DEVELOPERS LLP (as AUTHORIZED SIGNATORY), BANGBHUMI AGENCY LLP (as AUTHORIZED SIGNATORY), BLUEMOTION TRADING LLP (as AUTHORIZED SIGNATORY), FASTSPEED TIE-UP LLP (as AUTHORIZED SIGNATORY), FASTSPEED TIE-UP LLP (as AUTHORIZED SIGNATORY), GOODPOINT PROJECTS LLP (as AUTHORIZED SIGNATORY), HEMANG DISTRIBUTORS LLP (as AUTHORIZED SIGNATORY), KALYANKARI REALTORS LLP (as AUTHORIZED SIGNATORY), KARNI INFRA PROPERTIES LLP (as AUTHORIZED SIGNATORY), KOTIRATAN MERCANTILE LLP (as AUTHORIZED SIGNATORY), OVERSURE TRADELINKS LLP (as AUTHORIZED SIGNATORY), PANCHSHREE DEALER LLP (as AUTHORIZED SIGNATORY), ROSCO VINIMAY LLP (as AUTHORIZED SIGNATORY), RUDRAMALA EXPORTS LLP (as AUTHORIZED SIGNATORY), TOPFLOW COMMODITIES LLP (as AUTHORIZED SIGNATORY), VIEWMORE TRADELINK LLP (as AUTHORIZED SIGNATORY)				

Name	Photo	Finger Print	Signature
Mr VEDANT SUREKA (Presentant) Son of Mr PRADEEP KUMAR SUREKA Date of Execution - 12/04/2022, , Admitted by: Self, Date of Admission: 12/04/2022, Place of Admission of Execution: Office			
Apr 12 2022 4:36PM	LTI 12/04/2022	12/04/2022	
3/1, U. N. BRAHMACHARI STREET, City:- Not Specified, P.O:- CIRCUS AVENUE, P.S:-Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BSxxxxxx9P, Aadhaar No: 25xxxxxxxx3081 Status : Representative, Representative of : SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED (as DIRECTOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SAYANTAN BOSE Son of Late SUSANTA KUMAR BOSE 175/Y, MANICKTALA MAIN ROAD, City:- Kolkata, P.O:- KANKURGACHI, P.S:- Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054			
12/04/2022	12/04/2022	12/04/2022	

Identifier Of Mr NIKHIL KARNANI, Mr VEDANT SUREKA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	ANTRAY DEVELOPERS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.8125 Dec
2	BANGBHUMI AGENCY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.8125 Dec
3	BLUEMOTION TRADING LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.8125 Dec
4	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.8125 Dec
5	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.8125 Dec
6	GOODPOINT PROJECTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.8125 Dec
7	HEMANG DISTRIBUTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.8125 Dec
8	KALYANKARI REALTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.8125 Dec
9	KARNI INFRA PROPERTIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.8125 Dec
10	KOTIRATAN MERCANTILE LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.8125 Dec
11	OVERSURE TRADELINKS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.8125 Dec
12	PANCHSHREE DEALER LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.8125 Dec

13	ROSCO VINIMAY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.8125 Dec
14	RUDRAMALA EXPORTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.8125 Dec
15	TOPFLOW COMMODITIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.8125 Dec
16	VIEWMORE TRADELINK LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.8125 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	ANTRAY DEVELOPERS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-3.5 Dec
2	BANGBHUMI AGENCY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-3.5 Dec
3	BLUEMOTION TRADING LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-3.5 Dec
4	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-3.5 Dec
5	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-3.5 Dec
6	GOODPOINT PROJECTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-3.5 Dec
7	HEMANG DISTRIBUTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-3.5 Dec
8	KALYANKARI REALTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-3.5 Dec
9	KARNI INFRA PROPERTIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-3.5 Dec
10	KOTIRATAN MERCANTILE LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-3.5 Dec
11	OVERSURE TRADELINKS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-3.5 Dec
12	PANCHSHREE DEALER LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-3.5 Dec
13	ROSCO VINIMAY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-3.5 Dec
14	RUDRAMALA EXPORTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-3.5 Dec
15	TOPFLOW COMMODITIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-3.5 Dec
16	VIEWMORE TRADELINK LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-3.5 Dec

Transfer of property for L11

Sl.No	From	To. with area (Name-Area)
1	ANTRAY DEVELOPERS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.6875 Dec
2	BANGBHUMI AGENCY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.6875 Dec
3	BLUEMOTION TRADING LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.6875 Dec
4	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.6875 Dec
5	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.6875 Dec
6	GOODPOINT PROJECTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.6875 Dec
7	HEMANG DISTRIBUTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.6875 Dec

8	KALYANKARI REALTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.6875 Dec
9	KARNI INFRA PROPERTIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.6875 Dec
10	KOTIRATAN MERCANTILE LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.6875 Dec
11	OVERSURE TRADELINKS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.6875 Dec
12	PANCHSHREE DEALER LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.6875 Dec
13	ROSCO VINIMAY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.6875 Dec
14	RUDRAMALA EXPORTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.6875 Dec
15	TOPFLOW COMMODITIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.6875 Dec
16	VIEWMORE TRADELINK LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.6875 Dec

Transfer of property for L12

Sl.No	From	To. with area (Name-Area)
1	ANTRAY DEVELOPERS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.171875 Dec
2	BANGBHUMI AGENCY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.171875 Dec
3	BLUEMOTION TRADING LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.171875 Dec
4	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.171875 Dec
5	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.171875 Dec
6	GOODPOINT PROJECTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.171875 Dec
7	HEMANG DISTRIBUTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.171875 Dec
8	KALYANKARI REALTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.171875 Dec
9	KARNI INFRA PROPERTIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.171875 Dec
10	KOTIRATAN MERCANTILE LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.171875 Dec
11	OVERSURE TRADELINKS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.171875 Dec
12	PANCHSHREE DEALER LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.171875 Dec
13	ROSCO VINIMAY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.171875 Dec
14	RUDRAMALA EXPORTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.171875 Dec
15	TOPFLOW COMMODITIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.171875 Dec
16	VIEWMORE TRADELINK LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.171875 Dec

Transfer of property for L13

Sl.No	From	To. with area (Name-Area)
1	ANTRAY DEVELOPERS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1 Dec

2	BANGBHUMI AGENCY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1 Dec
3	BLUEMOTION TRADING LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1 Dec
4	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1 Dec
5	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1 Dec
6	GOODPOINT PROJECTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1 Dec
7	HEMANG DISTRIBUTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1 Dec
8	KALYANKARI REALTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1 Dec
9	KARNI INFRA PROPERTIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1 Dec
10	KOTIRATAN MERCANTILE LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1 Dec
11	OVERSURE TRADELINKS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1 Dec
12	PANCHSHREE DEALER LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1 Dec
13	ROSCO VINIMAY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1 Dec
14	RUDRAMALA EXPORTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1 Dec
15	TOPFLOW COMMODITIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1 Dec
16	VIEWMORE TRADELINK LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1 Dec

Transfer of property for L14

Sl.No	From	To. with area (Name-Area)
1	ANTRAY DEVELOPERS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.125 Dec
2	BANGBHUMI AGENCY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.125 Dec
3	BLUEMOTION TRADING LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.125 Dec
4	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.125 Dec
5	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.125 Dec
6	GOODPOINT PROJECTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.125 Dec
7	HEMANG DISTRIBUTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.125 Dec
8	KALYANKARI REALTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.125 Dec
9	KARNI INFRA PROPERTIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.125 Dec
10	KOTIRATAN MERCANTILE LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.125 Dec
11	OVERSURE TRADELINKS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.125 Dec
12	PANCHSHREE DEALER LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.125 Dec
13	ROSCO VINIMAY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED 1.125 Dec

14	RUDRAMALA EXPORTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.125 Dec
15	TOPFLOW COMMODITIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.125 Dec
16	VIEWMORE TRADELINK LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.125 Dec

Transfer of property for L15

Sl.No	From	To. with area (Name-Area)
1	ANTRAY DEVELOPERS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.140625 Dec
2	BANGBHUMI AGENCY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.140625 Dec
3	BLUEMOTION TRADING LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.140625 Dec
4	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.140625 Dec
5	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.140625 Dec
6	GOODPOINT PROJECTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.140625 Dec
7	HEMANG DISTRIBUTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.140625 Dec
8	KALYANKARI REALTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.140625 Dec
9	KARNI INFRA PROPERTIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.140625 Dec
10	KOTIRATAN MERCANTILE LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.140625 Dec
11	OVERSURE TRADELINKS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.140625 Dec
12	PANCHSHREE DEALER LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.140625 Dec
13	ROSCO VINIMAY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.140625 Dec
14	RUDRAMALA EXPORTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.140625 Dec
15	TOPFLOW COMMODITIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.140625 Dec
16	VIEWMORE TRADELINK LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.140625 Dec

Transfer of property for L16

Sl.No	From	To. with area (Name-Area)
1	ANTRAY DEVELOPERS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.25 Dec
2	BANGBHUMI AGENCY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.25 Dec
3	BLUEMOTION TRADING LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.25 Dec
4	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.25 Dec
5	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.25 Dec
6	GOODPOINT PROJECTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.25 Dec
7	HEMANG DISTRIBUTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.25 Dec

8	KALYANKARI REALTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.25 Dec
9	KARNI INFRA PROPERTIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.25 Dec
10	KOTIRATAN MERCANTILE LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.25 Dec
11	OVERSURE TRADELINKS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.25 Dec
12	PANCHSHREE DEALER LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.25 Dec
13	ROSCO VINIMAY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.25 Dec
14	RUDRAMALA EXPORTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.25 Dec
15	TOPFLOW COMMODITIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.25 Dec
16	VIEWMORE TRADELINK LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.25 Dec

Transfer of property for L17

Sl.No	From	To. with area (Name-Area)
1	ANTRAY DEVELOPERS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.4375 Dec
2	BANGBHUMI AGENCY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.4375 Dec
3	BLUEMOTION TRADING LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.4375 Dec
4	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.4375 Dec
5	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.4375 Dec
6	GOODPOINT PROJECTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.4375 Dec
7	HEMANG DISTRIBUTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.4375 Dec
8	KALYANKARI REALTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.4375 Dec
9	KARNI INFRA PROPERTIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.4375 Dec
10	KOTIRATAN MERCANTILE LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.4375 Dec
11	OVERSURE TRADELINKS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.4375 Dec
12	PANCHSHREE DEALER LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.4375 Dec
13	ROSCO VINIMAY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.4375 Dec
14	RUDRAMALA EXPORTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.4375 Dec
15	TOPFLOW COMMODITIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.4375 Dec
16	VIEWMORE TRADELINK LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.4375 Dec

Transfer of property for L18

Sl.No	From	To. with area (Name-Area)
1	ANTRAY DEVELOPERS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.1875 Dec

2	BANGBHUMI AGENCY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.1875 Dec
3	BLUEMOTION TRADING LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.1875 Dec
4	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.1875 Dec
5	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.1875 Dec
6	GOODPOINT PROJECTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.1875 Dec
7	HEMANG DISTRIBUTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.1875 Dec
8	KALYANKARI REALTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.1875 Dec
9	KARNI INFRA PROPERTIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.1875 Dec
10	KOTIRATAN MERCANTILE LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.1875 Dec
11	OVERSURE TRADELINKS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.1875 Dec
12	PANCHSHREE DEALER LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.1875 Dec
13	ROSCO VINIMAY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.1875 Dec
14	RUDRAMALA EXPORTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.1875 Dec
15	TOPFLOW COMMODITIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.1875 Dec
16	VIEWMORE TRADELINK LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.1875 Dec

Transfer of property for L19

Sl.No	From	To. with area (Name-Area)
1	ANTRAY DEVELOPERS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.375 Dec
2	BANGBHUMI AGENCY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.375 Dec
3	BLUEMOTION TRADING LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.375 Dec
4	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.375 Dec
5	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.375 Dec
6	GOODPOINT PROJECTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.375 Dec
7	HEMANG DISTRIBUTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.375 Dec
8	KALYANKARI REALTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.375 Dec
9	KARNI INFRA PROPERTIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.375 Dec
10	KOTIRATAN MERCANTILE LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.375 Dec
11	OVERSURE TRADELINKS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.375 Dec
12	PANCHSHREE DEALER LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.375 Dec
13	ROSCO VINIMAY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.375 Dec

14	RUDRAMALA EXPORTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.375 Dec
15	TOPFLOW COMMODITIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.375 Dec
16	VIEWMORE TRADELINK LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.375 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	ANTRAY DEVELOPERS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-3.3125 Dec
2	BANGBHUMI AGENCY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-3.3125 Dec
3	BLUEMOTION TRADING LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-3.3125 Dec
4	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-3.3125 Dec
5	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-3.3125 Dec
6	GOODPOINT PROJECTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-3.3125 Dec
7	HEMANG DISTRIBUTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-3.3125 Dec
8	KALYANKARI REALTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-3.3125 Dec
9	KARNI INFRA PROPERTIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-3.3125 Dec
10	KOTIRATAN MERCANTILE LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-3.3125 Dec
11	OVERSURE TRADELINKS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-3.3125 Dec
12	PANCHSHREE DEALER LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-3.3125 Dec
13	ROSCO VINIMAY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-3.3125 Dec
14	RUDRAMALA EXPORTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-3.3125 Dec
15	TOPFLOW COMMODITIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-3.3125 Dec
16	VIEWMORE TRADELINK LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-3.3125 Dec

Transfer of property for L20

Sl.No	From	To. with area (Name-Area)
1	ANTRAY DEVELOPERS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.4375 Dec
2	BANGBHUMI AGENCY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.4375 Dec
3	BLUEMOTION TRADING LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.4375 Dec
4	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.4375 Dec
5	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.4375 Dec
6	GOODPOINT PROJECTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.4375 Dec
7	HEMANG DISTRIBUTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.4375 Dec

8	KALYANKARI REALTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.4375 Dec
9	KARNI INFRA PROPERTIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.4375 Dec
10	KOTIRATAN MERCANTILE LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.4375 Dec
11	OVERSURE TRADELINKS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.4375 Dec
12	PANCHSHREE DEALER LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.4375 Dec
13	ROSCO VINIMAY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.4375 Dec
14	RUDRAMALA EXPORTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.4375 Dec
15	TOPFLOW COMMODITIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.4375 Dec
16	VIEWMORE TRADELINK LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.4375 Dec

Transfer of property for L21

Sl.No	From	To. with area (Name-Area)
1	ANTRAY DEVELOPERS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.8125 Dec
2	BANGBHUMI AGENCY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.8125 Dec
3	BLUEMOTION TRADING LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.8125 Dec
4	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.8125 Dec
5	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.8125 Dec
6	GOODPOINT PROJECTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.8125 Dec
7	HEMANG DISTRIBUTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.8125 Dec
8	KALYANKARI REALTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.8125 Dec
9	KARNI INFRA PROPERTIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.8125 Dec
10	KOTIRATAN MERCANTILE LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.8125 Dec
11	OVERSURE TRADELINKS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.8125 Dec
12	PANCHSHREE DEALER LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.8125 Dec
13	ROSCO VINIMAY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.8125 Dec
14	RUDRAMALA EXPORTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.8125 Dec
15	TOPFLOW COMMODITIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.8125 Dec
16	VIEWMORE TRADELINK LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.8125 Dec

Transfer of property for L22

Sl.No	From	To. with area (Name-Area)
1	ANTRAY DEVELOPERS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.75 Dec

2	BANGBHUMI AGENCY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.75 Dec
3	BLUEMOTION TRADING LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.75 Dec
4	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.75 Dec
5	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.75 Dec
6	GOODPOINT PROJECTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.75 Dec
7	HEMANG DISTRIBUTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.75 Dec
8	KALYANKARI REALTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.75 Dec
9	KARNI INFRA PROPERTIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.75 Dec
10	KOTIRATAN MERCANTILE LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.75 Dec
11	OVERSURE TRADELINKS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.75 Dec
12	PANCHSHREE DEALER LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.75 Dec
13	ROSCO VINIMAY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.75 Dec
14	RUDRAMALA EXPORTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.75 Dec
15	TOPFLOW COMMODITIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.75 Dec
16	VIEWMORE TRADELINK LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.75 Dec

Transfer of property for L23

Sl.No	From	To. with area (Name-Area)
1	ANTRAY DEVELOPERS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-3.5625 Dec
2	BANGBHUMI AGENCY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-3.5625 Dec
3	BLUEMOTION TRADING LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-3.5625 Dec
4	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-3.5625 Dec
5	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-3.5625 Dec
6	GOODPOINT PROJECTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-3.5625 Dec
7	HEMANG DISTRIBUTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-3.5625 Dec
8	KALYANKARI REALTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-3.5625 Dec
9	KARNI INFRA PROPERTIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-3.5625 Dec
10	KOTIRATAN MERCANTILE LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-3.5625 Dec
11	OVERSURE TRADELINKS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-3.5625 Dec
12	PANCHSHREE DEALER LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-3.5625 Dec
13	ROSCO VINIMAY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-3.5625 Dec

14	RUDRAMALA EXPORTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-3.5625 Dec
15	TOPFLOW COMMODITIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-3.5625 Dec
16	VIEWMORE TRADELINK LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-3.5625 Dec

Transfer of property for L24

Sl.No	From	To. with area (Name-Area)
1	ANTRAY DEVELOPERS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.75 Dec
2	BANGBHUMI AGENCY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.75 Dec
3	BLUEMOTION TRADING LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.75 Dec
4	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.75 Dec
5	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.75 Dec
6	GOODPOINT PROJECTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.75 Dec
7	HEMANG DISTRIBUTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.75 Dec
8	KALYANKARI REALTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.75 Dec
9	KARNI INFRA PROPERTIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.75 Dec
10	KOTIRATAN MERCANTILE LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.75 Dec
11	OVERSURE TRADELINKS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.75 Dec
12	PANCHSHREE DEALER LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.75 Dec
13	ROSCO VINIMAY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.75 Dec
14	RUDRAMALA EXPORTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.75 Dec
15	TOPFLOW COMMODITIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.75 Dec
16	VIEWMORE TRADELINK LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.75 Dec

Transfer of property for L25

Sl.No	From	To. with area (Name-Area)
1	ANTRAY DEVELOPERS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.6875 Dec
2	BANGBHUMI AGENCY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.6875 Dec
3	BLUEMOTION TRADING LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.6875 Dec
4	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.6875 Dec
5	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.6875 Dec
6	GOODPOINT PROJECTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.6875 Dec
7	HEMANG DISTRIBUTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.6875 Dec

8	KALYANKARI REALTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.6875 Dec
9	KARNI INFRA PROPERTIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.6875 Dec
10	KOTIRATAN MERCANTILE LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.6875 Dec
11	OVERSURE TRADELINKS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.6875 Dec
12	PANCHSHREE DEALER LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.6875 Dec
13	ROSCO VINIMAY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.6875 Dec
14	RUDRAMALA EXPORTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.6875 Dec
15	TOPFLOW COMMODITIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.6875 Dec
16	VIEWMORE TRADELINK LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.6875 Dec

Transfer of property for L26

Sl.No	From	To. with area (Name-Area)
1	ANTRAY DEVELOPERS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.676875 Dec
2	BANGBHUMI AGENCY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.676875 Dec
3	BLUEMOTION TRADING LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.676875 Dec
4	FASTSPEED TIE UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.676875 Dec
5	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.676875 Dec
6	GOODPOINT PROJECTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.676875 Dec
7	HEMANG DISTRIBUTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.676875 Dec
8	KALYANKARI REALTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.676875 Dec
9	KARNI INFRA PROPERTIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.676875 Dec
10	KOTIRATAN MERCANTILE LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.676875 Dec
11	OVERSURE TRADELINKS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.676875 Dec
12	PANCHSHREE DEALER LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.676875 Dec
13	ROSCO VINIMAY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.676875 Dec
14	RUDRAMALA EXPORTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.676875 Dec
15	TOPFLOW COMMODITIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.676875 Dec
16	VIEWMORE TRADELINK LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.676875 Dec

Transfer of property for L27

Sl.No	From	To. with area (Name-Area)
1	ANTRAY DEVELOPERS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.77537 Dec

2	BANGBHUMI AGENCY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.77537 Dec
3	BLUEMOTION TRADING LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.77537 Dec
4	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.77537 Dec
5	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.77537 Dec
6	GOODPOINT PROJECTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.77537 Dec
7	HEMANG DISTRIBUTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.77537 Dec
8	KALYANKARI REALTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.77537 Dec
9	KARNI INFRA PROPERTIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.77537 Dec
10	KOTIRATAN MERCANTILE LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.77537 Dec
11	OVERSURE TRADELINKS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.77537 Dec
12	PANCHSHREE DEALER LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.77537 Dec
13	ROSCO VINIMAY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.77537 Dec
14	RUDRAMALA EXPORTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.77537 Dec
15	TOPFLOW COMMODITIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.77537 Dec
16	VIEWMORE TRADELINK LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.77537 Dec

Transfer of property for L28

Sl.No	From	To. with area (Name-Area)
1	ANTRAY DEVELOPERS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-4.4375 Dec
2	BANGBHUMI AGENCY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-4.4375 Dec
3	BLUEMOTION TRADING LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-4.4375 Dec
4	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-4.4375 Dec
5	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-4.4375 Dec
6	GOODPOINT PROJECTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-4.4375 Dec
7	HEMANG DISTRIBUTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-4.4375 Dec
8	KALYANKARI REALTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-4.4375 Dec
9	KARNI INFRA PROPERTIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-4.4375 Dec
10	KOTIRATAN MERCANTILE LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-4.4375 Dec
11	OVERSURE TRADELINKS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-4.4375 Dec
12	PANCHSHREE DEALER LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-4.4375 Dec
13	ROSCO VINIMAY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-4.4375 Dec

14	RUDRAMALA EXPORTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-4.4375 Dec
15	TOPFLOW COMMODITIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-4.4375 Dec
16	VIEWMORE TRADELINK LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-4.4375 Dec

Transfer of property for L29

Sl.No	From	To. with area (Name-Area)
1	ANTRAY DEVELOPERS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.8125 Dec
2	BANGBHUMI AGENCY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.8125 Dec
3	BLUEMOTION TRADING LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.8125 Dec
4	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.8125 Dec
5	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.8125 Dec
6	GOODPOINT PROJECTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.8125 Dec
7	HEMANG DISTRIBUTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.8125 Dec
8	KALYANKARI REALTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.8125 Dec
9	KARNI INFRA PROPERTIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.8125 Dec
10	KOTIRATAN MERCANTILE LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.8125 Dec
11	OVERSURE TRADELINKS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.8125 Dec
12	PANCHSHREE DEALER LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.8125 Dec
13	ROSCO VINIMAY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.8125 Dec
14	RUDRAMALA EXPORTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.8125 Dec
15	TOPFLOW COMMODITIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.8125 Dec
16	VIEWMORE TRADELINK LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.8125 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	ANTRAY DEVELOPERS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.5625 Dec
2	BANGBHUMI AGENCY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.5625 Dec
3	BLUEMOTION TRADING LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.5625 Dec
4	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.5625 Dec
5	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.5625 Dec
6	GOODPOINT PROJECTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.5625 Dec
7	HEMANG DISTRIBUTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.5625 Dec

8	KALYANKARI REALTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.5625 Dec
9	KARNI INFRA PROPERTIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.5625 Dec
10	KOTIRATAN MERCANTILE LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.5625 Dec
11	OVERSURE TRADELINKS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.5625 Dec
12	PANCHSHREE DEALER LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.5625 Dec
13	ROSCO VINIMAY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.5625 Dec
14	RUDRAMALA EXPORTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.5625 Dec
15	TOPFLOW COMMODITIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.5625 Dec
16	VIEWMORE TRADELINK LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.5625 Dec

Transfer of property for L30

Sl.No	From	To. with area (Name-Area)
1	ANTRAY DEVELOPERS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.8125 Dec
2	BANGBHUMI AGENCY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.8125 Dec
3	BLUEMOTION TRADING LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.8125 Dec
4	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.8125 Dec
5	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.8125 Dec
6	GOODPOINT PROJECTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.8125 Dec
7	HEMANG DISTRIBUTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.8125 Dec
8	KALYANKARI REALTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.8125 Dec
9	KARNI INFRA PROPERTIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.8125 Dec
10	KOTIRATAN MERCANTILE LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.8125 Dec
11	OVERSURE TRADELINKS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.8125 Dec
12	PANCHSHREE DEALER LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.8125 Dec
13	ROSCO VINIMAY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.8125 Dec
14	RUDRAMALA EXPORTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.8125 Dec
15	TOPFLOW COMMODITIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.8125 Dec
16	VIEWMORE TRADELINK LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.8125 Dec

Transfer of property for L31

Sl.No	From	To. with area (Name-Area)
1	ANTRAY DEVELOPERS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.0625 Dec

2	BANGBHUMI AGENCY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.0625 Dec
3	BLUEMOTION TRADING LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.0625 Dec
4	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.0625 Dec
5	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.0625 Dec
6	GOODPOINT PROJECTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.0625 Dec
7	HEMANG DISTRIBUTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.0625 Dec
8	KALYANKARI REALTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.0625 Dec
9	KARNI INFRA PROPERTIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.0625 Dec
10	KOTIRATAN MERCANTILE LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.0625 Dec
11	OVERSURE TRADELINKS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.0625 Dec
12	PANCHSHREE DEALER LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.0625 Dec
13	ROSCO VINIMAY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.0625 Dec
14	RUDRAMALA EXPORTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED 2.0625 Dec
15	TOPFLOW COMMODITIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.0625 Dec
16	VIEWMORE TRADELINK LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.0625 Dec

Transfer of property for L32

Sl.No	From	To. with area (Name-Area)
1	ANTRAY DEVELOPERS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.25 Dec
2	BANGBHUMI AGENCY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.25 Dec
3	BLUEMOTION TRADING LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.25 Dec
4	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.25 Dec
5	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.25 Dec
6	GOODPOINT PROJECTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.25 Dec
7	HEMANG DISTRIBUTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.25 Dec
8	KALYANKARI REALTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.25 Dec
9	KARNI INFRA PROPERTIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.25 Dec
10	KOTIRATAN MERCANTILE LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.25 Dec
11	OVERSURE TRADELINKS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.25 Dec
12	PANCHSHREE DEALER LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.25 Dec
13	ROSCO VINIMAY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.25 Dec

14	RUDRAMALA EXPORTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.25 Dec
15	TOPFLOW COMMODITIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.25 Dec
16	VIEWMORE TRADELINK LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.25 Dec

Transfer of property for L33

Sl.No	From	To. with area (Name-Area)
1	ANTRAY DEVELOPERS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.75 Dec
2	BANGBHUMI AGENCY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.75 Dec
3	BLUEMOTION TRADING LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.75 Dec
4	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.75 Dec
5	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.75 Dec
6	GOODPOINT PROJECTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.75 Dec
7	HEMANG DISTRIBUTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.75 Dec
8	KALYANKARI REALTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.75 Dec
9	KARNI INFRA PROPERTIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.75 Dec
10	KOTIRATAN MERCANTILE LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.75 Dec
11	OVERSURE TRADELINKS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.75 Dec
12	PANCHSHREE DEALER LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.75 Dec
13	ROSCO VINIMAY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.75 Dec
14	RUDRAMALA EXPORTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.75 Dec
15	TOPFLOW COMMODITIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.75 Dec
16	VIEWMORE TRADELINK LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.75 Dec

Transfer of property for L34

Sl.No	From	To. with area (Name-Area)
1	ANTRAY DEVELOPERS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.15625 Dec
2	BANGBHUMI AGENCY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.15625 Dec
3	BLUEMOTION TRADING LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.15625 Dec
4	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.15625 Dec
5	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.15625 Dec
6	GOODPOINT PROJECTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.15625 Dec
7	HEMANG DISTRIBUTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.15625 Dec

8	KALYANKARI REALTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.15625 Dec
9	KARNI INFRA PROPERTIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.15625 Dec
10	KOTIRATAN MERCANTILE LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.15625 Dec
11	OVERSURE TRADELINKS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.15625 Dec
12	PANCHSHREE DEALER LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.15625 Dec
13	ROSCO VINIMAY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.15625 Dec
14	RUDRAMALA EXPORTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.15625 Dec
15	TOPFLOW COMMODITIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.15625 Dec
16	VIEWMORE TRADELINK LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.15625 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	ANTRAY DEVELOPERS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.625 Dec
2	BANGBHUMI AGENCY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.625 Dec
3	BLUEMOTION TRADING LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.625 Dec
4	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.625 Dec
5	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.625 Dec
6	GOODPOINT PROJECTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.625 Dec
7	HEMANG DISTRIBUTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.625 Dec
8	KALYANKARI REALTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.625 Dec
9	KARNI INFRA PROPERTIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.625 Dec
10	KOTIRATAN MERCANTILE LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.625 Dec
11	OVERSURE TRADELINKS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.625 Dec
12	PANCHSHREE DEALER LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.625 Dec
13	ROSCO VINIMAY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.625 Dec
14	RUDRAMALA EXPORTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.625 Dec
15	TOPFLOW COMMODITIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.625 Dec
16	VIEWMORE TRADELINK LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.625 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	ANTRAY DEVELOPERS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.25 Dec

2	BANGBHUMI AGENCY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.25 Dec
3	BLUEMOTION TRADING LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.25 Dec
4	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.25 Dec
5	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.25 Dec
6	GOODPOINT PROJECTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.25 Dec
7	HEMANG DISTRIBUTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.25 Dec
8	KALYANKARI REALTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.25 Dec
9	KARNI INFRA PROPERTIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.25 Dec
10	KOTIRATAN MERCANTILE LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.25 Dec
11	OVERSURE TRADELINKS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.25 Dec
12	PANCHSHREE DEALER LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.25 Dec
13	ROSCO VINIMAY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.25 Dec
14	RUDRAMALA EXPORTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.25 Dec
15	TOPFLOW COMMODITIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.25 Dec
16	VIEWMORE TRADELINK LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.25 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	ANTRAY DEVELOPERS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.5 Dec
2	BANGBHUMI AGENCY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.5 Dec
3	BLUEMOTION TRADING LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.5 Dec
4	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.5 Dec
5	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.5 Dec
6	GOODPOINT PROJECTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.5 Dec
7	HEMANG DISTRIBUTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.5 Dec
8	KALYANKARI REALTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.5 Dec
9	KARNI INFRA PROPERTIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.5 Dec
10	KOTIRATAN MERCANTILE LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.5 Dec
11	OVERSURE TRADELINKS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.5 Dec
12	PANCHSHREE DEALER LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.5 Dec
13	ROSCO VINIMAY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.5 Dec

14	RUDRAMALA EXPORTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.5 Dec
15	TOPFLOW COMMODITIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.5 Dec
16	VIEWMORE TRADELINK LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.5 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	ANTRAY DEVELOPERS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.8125 Dec
2	BANGBHUMI AGENCY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.8125 Dec
3	BLUEMOTION TRADING LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.8125 Dec
4	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.8125 Dec
5	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.8125 Dec
6	GOODPOINT PROJECTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.8125 Dec
7	HEMANG DISTRIBUTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.8125 Dec
8	KALYANKARI REALTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.8125 Dec
9	KARNI INFRA PROPERTIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.8125 Dec
10	KOTIRATAN MERCANTILE LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.8125 Dec
11	OVERSURE TRADELINKS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.8125 Dec
12	PANCHSHREE DEALER LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.8125 Dec
13	ROSCO VINIMAY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.8125 Dec
14	RUDRAMALA EXPORTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.8125 Dec
15	TOPFLOW COMMODITIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.8125 Dec
16	VIEWMORE TRADELINK LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-2.8125 Dec

Transfer of property for L8

Sl.No	From	To. with area (Name-Area)
1	ANTRAY DEVELOPERS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.6875 Dec
2	BANGBHUMI AGENCY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.6875 Dec
3	BLUEMOTION TRADING LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.6875 Dec
4	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.6875 Dec
5	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.6875 Dec
6	GOODPOINT PROJECTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.6875 Dec
7	HEMANG DISTRIBUTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.6875 Dec

8	KALYANKARI REALTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.6875 Dec
9	KARNI INFRA PROPERTIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.6875 Dec
10	KOTIRATAN MERCANTILE LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.6875 Dec
11	OVERSURE TRADELINKS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.6875 Dec
12	PANCHSHREE DEALER LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.6875 Dec
13	ROSCO VINIMAY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.6875 Dec
14	RUDRAMALA EXPORTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.6875 Dec
15	TOPFLOW COMMODITIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.6875 Dec
16	VIEWMORE TRADELINK LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-0.6875 Dec

Transfer of property for L9

Sl.No	From	To. with area (Name-Area)
1	ANTRAY DEVELOPERS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.125 Dec
2	BANGBHUMI AGENCY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.125 Dec
3	BLUEMOTION TRADING LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.125 Dec
4	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.125 Dec
5	FASTSPEED TIE-UP LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.125 Dec
6	GOODPOINT PROJECTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.125 Dec
7	HEMANG DISTRIBUTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.125 Dec
8	KALYANKARI REALTORS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.125 Dec
9	KARNI INFRA PROPERTIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.125 Dec
10	KOTIRATAN MERCANTILE LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.125 Dec
11	OVERSURE TRADELINKS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.125 Dec
12	PANCHSHREE DEALER LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.125 Dec
13	ROSCO VINIMAY LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.125 Dec
14	RUDRAMALA EXPORTS LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.125 Dec
15	TOPFLOW COMMODITIES LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.125 Dec
16	VIEWMORE TRADELINK LLP	SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED-1.125 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Baikunthpur, JI No: 36, Pin Code : 700145

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 27, RS Khatian No:- 732		
L2	RS Plot No:- 28, RS Khatian No:- 717		
L3	RS Plot No:- 29, RS Khatian No:- 717		
L4	RS Plot No:- 30, RS Khatian No:- 717		
L5	RS Plot No:- 31, RS Khatian No:- 717		
L6	RS Plot No:- 37, RS Khatian No:- 717		
L7	RS Plot No:- 38, RS Khatian No:- 717		
L8	RS Plot No:- 39, RS Khatian No:- 732		
L9	RS Plot No:- 40, RS Khatian No:- 732		
L10	RS Plot No:- 41, RS Khatian No:- 19		
L11	RS Plot No:- 42, RS Khatian No:- 19		
L12	RS Plot No:- 5, RS Khatian No:- 104		
L13	RS Plot No:- 6, RS Khatian No:- 104		
L14	RS Plot No:- 7, RS Khatian No:- 104		
L15	RS Plot No:- 8, RS Khatian No:- 104		
L16	RS Plot No:- 9, RS Khatian No:- 25		
L17	RS Plot No:- 10, RS Khatian No:- 25		
L18	RS Plot No:- 11, RS Khatian No:- 25		
L19	RS Plot No:- 12, RS Khatian No:- 25		
L20	RS Plot No:- 16, RS Khatian No:- 207		
L21	RS Plot No:- 17, RS Khatian No:- 104		
L22	RS Plot No:- 18, RS Khatian No:- 25		
L23	RS Plot No:- 19, RS Khatian No:- 101		
L24	RS Plot No:- 20, RS Khatian No:- 101		

L25	RS Plot No:- 21, RS Khatian No:- 101		
L26	RS Plot No:- 22, RS Khatian No:- 101		
L27	RS Plot No:- 23, RS Khatian No:- 25		
L28	RS Plot No:- 26, RS Khatian No:- 25		
L29	RS Plot No:- 49, RS Khatian No:- 265		
L30	RS Plot No:- 50, RS Khatian No:- 25		
L31	RS Plot No:- 51, RS Khatian No:- 190		
L32	RS Plot No:- 52, RS Khatian No:- 145		
L33	RS Plot No:- 53, RS Khatian No:- 14		
L34	RS Plot No:- 68, RS Khatian No:- 265		

On 12-04-2022

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 : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 15:50 hrs on 12-04-2022, at the Office of the A.R.A. - IV KOLKATA by Mr VEDANT SUREKA ,

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 12,58,39,601/-

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

Execution is admitted on 12-04-2022 by Mr NIKHIL KARNANI, AUTHORIZED SIGNATORY, ANTRAY DEVELOPERS LLP (LLP), 304, CHANDAN NIKETAN, 52A, SHAKESPEARE SARANI, City:- Not Specified, P.O:- CIRCUS AVENUE, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017; AUTHORIZED SIGNATORY, BANGBHUMI AGENCY LLP (LLP), 304, CHANDAN NIKETAN, 52A, SHAKESPEARE SARANI, City:- Not Specified, P.O:- CIRCUS AVENUE, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017; AUTHORIZED SIGNATORY, BLUEMOTION TRADING LLP (LLP), 304, CHANDAN NIKETAN, 52A, SHAKESPEARE SARANI, City:- Not Specified, P.O:- CIRCUS AVENUE, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017; AUTHORIZED SIGNATORY, FASTSPEED TIE-UP LLP (LLP), 304, CHANDAN NIKETAN, 52A, SHAKESPEARE SARANI, City:- Not Specified, P.O:- CIRCUS AVENUE, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017; AUTHORIZED SIGNATORY, FASTSPEED TIE-UP LLP (LLP), 304, CHANDAN NIKETAN, 52A, SHAKESPEARE SARANI, City:- Not Specified, P.O:- CIRCUS AVENUE, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017; AUTHORIZED SIGNATORY, GOODPOINT PROJECTS LLP (LLP), 304, CHANDAN NIKETAN, 52A, SHAKESPEARE SARANI, City:- Not Specified, P.O:- CIRCUS AVENUE, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017; AUTHORIZED SIGNATORY, HEMANG DISTRIBUTORS LLP (LLP), 304, CHANDAN NIKETAN, 52A, SHAKESPEARE SARANI, City:- Not Specified, P.O:- CIRCUS AVENUE, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017; AUTHORIZED SIGNATORY, KALYANKARI REALTORS LLP (LLP), 304, CHANDAN NIKETAN, 52A, SHAKESPEARE SARANI, City:- Not Specified, P.O:- CIRCUS AVENUE, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017; AUTHORIZED SIGNATORY, KARNI INFRA PROPERTIES LLP (LLP), 304, CHANDAN NIKETAN, 52A, SHAKESPEARE SARANI, City:- Not Specified, P.O:- CIRCUS AVENUE, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017; AUTHORIZED SIGNATORY, KOTIRATAN MERCANTILE LLP (LLP), 304, CHANDAN NIKETAN, 52A, SHAKESPEARE SARANI, City:- Not Specified, P.O:- CIRCUS AVENUE, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017; AUTHORIZED SIGNATORY, OVERSURE TRADELINKS LLP (LLP), 304, CHANDAN NIKETAN, 52A, SHAKESPEARE SARANI, City:- Not Specified, P.O:- CIRCUS AVENUE, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017; AUTHORIZED SIGNATORY, PANCHSHREE DEALER LLP (LLP), 304, CHANDAN NIKETAN, 52A, SHAKESPEARE SARANI, City:- Not Specified, P.O:- CIRCUS AVENUE, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017; AUTHORIZED SIGNATORY, ROSCO VINIMAY LLP (LLP), 304, CHANDAN NIKETAN, 52A, SHAKESPEARE SARANI, City:- Not Specified, P.O:- CIRCUS AVENUE, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017; AUTHORIZED SIGNATORY, RUDRAMALA EXPORTS LLP (LLP), 304, CHANDAN AVENUE, 52A, SHAKESPEARE SARANI, City:- Not Specified, P.O:- CIRCUS AVENUE, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017; AUTHORIZED SIGNATORY, TOPFLOW COMMODITIES LLP (LLP), 304, CHANDAN NIKETAN, 52A SHAKESPEARE SARANI, City:- Not Specified, P.O:- CIRCUS AVENUE, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017; AUTHORIZED SIGNATORY, VIEWMORE TRADELINK LLP (LLP), 304, CHANDAN NIKETAN, 52A, SHAKESPEARE SARANI, City:- Not Specified, P.O:- CIRCUS AVENUE, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017

Indetified by Mr SAYANTAN BOSE, , Son of Late SUSANTA KUMAR BOSE, 175/Y, MANICKTALA MAIN ROAD, P.O: KANKURGACHI, Thana: Phool Bagan, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by profession Advocate

Execution is admitted on 12-04-2022 by Mr VEDANT SUREKA, DIRECTOR, SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED (Private Limited Company), 3/1, DR. U. N. BRAHMACHARI STREET, City:- Not Specified, P.O:- CIRCUS AVENUE, P.S:-Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN:- 700017

Indetified by Mr SAYANTAN BOSE, , Son of Late SUSANTA KUMAR BOSE, 175/Y, MANICKTALA MAIN ROAD, P.O: KANKURGACHI, Thana: Phool Bagan, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,80,105/- (B = Rs 6,80,000/- ,E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 6,80,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/04/2022 2:11PM with Govt. Ref. No: 192022230005830211 on 11-04-2022, Amount Rs: 6,80,021/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 1762448505 on 11-04-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 500/-,
by online = Rs 74,521/-

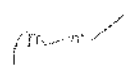
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1596, Amount: Rs.500/-, Date of Purchase: 11/04/2022, Vendor name: A Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 11/04/2022 2:11PM with Govt. Ref. No: 192022230005830211 on 11-04-2022, Amount Rs: 74,521/-, Bank:

HDFC Bank (HDFC0000014), Ref. No. 1762448505 on 11-04-2022, Head of Account 0030-02-103-003-02


Mohul Mukhopadhyay

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 1904-2022, Page from 506420 to 506550
being No 190406601 for the year 2022.



mm
Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2022.04.23 08:04:46 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2022/04/23 08:04:46 AM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)