

5361/2023

5258/2023



पश्चिमबंग पश्चिम बंगाल WEST BENGAL

AP 143287

6.00 p.m.
12/04/23
12/4/23
6.00 p.m.



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

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

W-78500000/1

17 APR 2023

THIS AGREEMENT FOR SALE is made on this 12th day of APRIL
Two Thousand and Twenty Three (2023) BETWEEN

Peri str.
2300 ft

[Handwritten signatures]

Vis Case No. 1408 of 12/4/23
J(1)- 250
J(2)- 150
Total 350
Received on 350
ARA-IV
Kolkata

28 MAR 2023

28 MAR 2023

519647

DSP LAW ASSOCIATES
 Advocates
 NAME..... 4D Nicco House
 ADD..... 1B & 2 Hans Street
 Rs..... Kolkata - 700001
28 MAR 2023
 S. MATTERJEE
 Licensed Stamp Vendor
 C. C. Court
 2 & 3, K. S. Roy Road, Kol-1

Ashoktaraf.



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Ashoktaraf.



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Nandlatp.



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Diya Dhiy ..



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~~Diya Dhiy~~



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ADDITIONAL REGISTRAR
 OF ASSURANCES - IV, KOLKATA
 12 APR 2023



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



192023240014497161

GRN Details

GRN: 192023240014497161 Payment Mode: Online Payment
GRN Date: 11/04/2023 16:58:42 Bank/Gateway: AXIS Bank
BRN : 715798655 BRN Date: 11/04/2023 17:00:15
GRIPS Payment ID: 110420232001449715 Payment Init. Date: 11/04/2023 16:58:42
Payment Status: Successful Payment Ref. No: 2000909409/1/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: capetown tradelink pvt ltd
Address: 14 n.s road kolkata
Mobile: 9830031697
Depositor Status: Buyer/Claimants
Query No: 2000909409
Applicant's Name: Mr Dilip Kumar Mahato
Identification No: 2000909409/1/2023
Remarks: Sale, Sale agreement without possession ,Full Stamp
Period From (dd/mm/yyyy): 11/04/2023
Period To (dd/mm/yyyy): 11/04/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000909409/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	39250020
2	2000909409/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				39250041

IN WORDS: THREE CRORE NINETY TWO LAKH FIFTY THOUSAND FORTY ONE ONLY.



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



110420232001449715

GRIPS Payment Detail

GRIPS Payment ID:	110420232001449715	Payment Init. Date:	11/04/2023 16:58:42
Total Amount:	39250041	No of GRN:	1
Bank/Gateway:	AXIS Bank	Payment Mode:	Online Payment
BRN:	715798655	BRN Date:	11/04/2023 17:00:15
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: capetown tradelink pvt ltd
Mobile: 9830031697

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240014497161	Directorate of Registration & Stamp Revenue	39250041
Total			39250041

IN WORDS: THREE CRORE NINETY TWO LAKH FIFTY THOUSAND FORTY ONE ONLY.
DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

PAID

1.1. VENDORS:

- 1.1. **EMPEROR HOUSING PRIVATE LIMITED, (having CIN U70102WB2013PTC190562, PAN AADCE2917Q)** a Company within the meaning of the Companies Act, 2013 having its Registered Office at 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 represented by its Director Jugal Kishore Dixit son of Shri Gouri Sankar Dixit of 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 having PAN ADSPD4852C and Aadhar 9900 7747 6064,
- 1.2. **EMPEROR INFRANIRMAN PRIVATE LIMITED, (having CIN U70102WB2013PTC190414, PAN AADCE2930P)** a Company within the meaning of the Companies Act, 2013 having its Registered Office at 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 represented by its Director Mr. Jugal Kishore Dixit son of Mr. Gouri Sankar Dixit of 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 having PAN ADSPD4852C and Aadhar 9900 7747 6064,
- 1.3. **AQUAVIEW PROJECTS PRIVATE LIMITED, (having CIN U70100WB2007PTC120888, PAN AABC17861F)** a Company within the meaning of the Companies Act, 2013 having its Registered Office at 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 represented by its Director Mr. Nakul Himatsingka son of Mr. Srawan Kumar Himatsinghka of 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 having PAN AAPPH7846G and Aadhar 7775 5405 9012,
- 1.4. **EMPEROR HEIGHTS PRIVATE LIMITED, (having CIN U70102WB2013PTC191012, PAN AADCE3281H)** a Company within the meaning of the Companies Act, 2013 having its Registered Office at 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 represented by its Director Mr. Jugal Kishore Dixit son of Mr. Gouri Sankar Dixit of 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 having PAN ADSPD4852C and Aadhar 9900 7747 6064,
- 1.5. **EMPEROR APPARTMENTS PRIVATE LIMITED, (having CIN U70102WB2013PTC190560, PAN AADCE2928H)** a Company within the meaning of the Companies Act, 2013 having its Registered Office at 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 represented by its Director Mr. Jugal Kishore Dixit son of Mr. Gouri Sankar Dixit of 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 having PAN ADSPD4852C and Aadhar 9900 7747 6064,
- 1.6. **EMPEROR MANSSION PRIVATE LIMITED, (having CIN U70102WB2013PTC190570, PAN AADCE2926K)** a Company within the meaning of the Companies Act, 2013 having its Registered Office at 50, Jawahar







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Serdho Ram Mishu



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- Citeanone



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* Sudip W. Pinedy



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~ Ravi Datta -



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~ Chandan



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- Manoj Kumar Mishra



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- Aadi



ADDITIONAL REGISTRAR
OF ASSURANCES, WEST BENGAL
12 APR 2023

Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 represented by its Director Mr. Jugal Kishore Dixit son of Mr. Gouri Sankar Dixit of 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 having PAN ADSPD4852C and Aadhar 9900 7747 6064,

- 1.7. **(SMT.) DIVYA HIMATSINGKA, (PAN AEAPG9715N)** wife of Sri Nakul Himatsingka, an Indian Citizen, by faith Hindu, by occupation Business, residing at 20, Mandeville Gardens, Post Office Ballygunge, Police Station Gariahat, Kolkata - 700019.
- 1.8. **EMPEROR ABASAN PRIVATE LIMITED, (having CIN U70102WB2013PTC190899, PAN AADCE3280G)** a Company within the meaning of the Companies Act, 2013 having its Registered Office at 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 represented by its Director Mr. Jugal Kishore Dixit son of Mr. Gouri Sankar Dixit of 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 having PAN ADSPD4852C and Aadhar 9900 7747 6064,
- 1.9. **EMPEROR AWAS PRIVATE LIMITED, (having CIN U70102WB2013PTC190412, PAN AADCE2920R)** a Company within the meaning of the Companies Act, 2013 having its Registered Office at 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 represented by its Director Mr. Jugal Kishore Dixit son of Mr. Gouri Sankar Dixit of 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 having PAN ADSPD4852C and Aadhar 9900 7747 6064,
- 1.10. **EMPEROR COMPLEX PRIVATE LIMITED, (having CIN U70102WB2013PTC190561, PAN AADCE2916R)** a Company within the meaning of the Companies Act, 2013 having its Registered Office at 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 represented by its Director Mr. Jugal Kishore Dixit son of Mr. Gouri Sankar Dixit of 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 having PAN ADSPD4852C and Aadhar 9900 7747 6064,
- 1.11. **EMPEROR ENCLAVE PRIVATE LIMITED, (having CIN U70109WB2012PTC180887, PAN AADCE2660G)** a Company within the meaning of the Companies Act, 2013 having its Registered Office at 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 represented by its Director Mr. Jugal Kishore Dixit son of Mr. Gouri Sankar Dixit of 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 having PAN ADSPD4852C and Aadhar 9900 7747 6064,
- 1.12. **EMPEROR HIRISE PRIVATE LIMITED, (having CIN U70102WB2013PTC190573, PAN AADCE2924M)** a Company within the meaning of the Companies Act, 2013 having its Registered Office at 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare



Dipanka Bora

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Dilip Mehta

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ADDITIONAL REGISTRAR
OF ASSAM
12 APR 2023

Sarani, Kolkata - 700071 represented by its Director Mr. Jugal Kishore Dixit son of Mr. Gouri Sankar Dixit of 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 having PAN ADSPD4852C and Aadhar 9900 7747 6064,

- 1.13. **EMPEROR HOMES PRIVATE LIMITED, (having CIN U70102WB2013PTC190417, PAN AADCE3282E)** a Company within the meaning of the Companies Act, 2013 having its Registered Office at 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 represented by its Director Mr. Jugal Kishore Dixit son of Mr. Gouri Sankar Dixit of 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 having PAN ADSPD4852C and Aadhar 9900 7747 6064,
- 1.14. **EXULT TOWERS PRIVATE LIMITED, (having CIN U45400WB2007PTC120894, PAN AABCE8716B)** a Company within the meaning of the Companies Act, 2013 having its Registered Office at 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 represented by its Director Mr. Sadhoram Mishra son of Mr. Jag Prasad Mishra of 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 having PAN ALRPM5291K and Aadhar 7790 1184 1295,
- 1.15. **EXULT PROPERTY DEVELOPERS PRIVATE LIMITED, (having CIN U45400WB2007PTC120889, PAN AABCE8714D)** a Company within the meaning of the Companies Act, 2013 having its Registered Office at 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 represented by its Director Mr. Sadhoram Mishra son of Mr. Jag Prasad Mishra of 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 having PAN ALRPM5291K and Aadhar 7790 1184 1295,
- 1.16. **EMPEROR PROMOTERS PRIVATE LIMITED, (having CIN U70102WB2013PTC190507, PAN AADCE2919A)** a Company within the meaning of the Companies Act, 2013 having its Registered Office at 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 represented by its Director Mr. Gaurav Kanoria son of Mr. Bijendra Kanori of 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 having PAN ARWPK8071C and Aadhar 6076 5287 0088,
- 1.17. **IDEAL AWAS PRIVATE LIMITED, (having CIN U45400WB2008PTC130457, PAN AABCI9854N)** a Company within the meaning of the Companies Act, 2013 having its Registered Office at 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 represented by its Director Mr. Sudip Kumar Auddy son of Late Prem Chand Auddy of 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 having PAN ACWPA3255D and Aadhar 9342 2270 7455,



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
12 APR 2023

- 1.18. **EXULT DEVCON PRIVATE LIMITED, (having CIN U70102WB2010PTC152372, PAN AACCE4755F)** a Company within the meaning of the Companies Act, 2013 having its Registered Office at 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 represented by its Director Mr. Ravi Kumar Daruka son of Mr. Shiv Kumar Daruka of 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 having PAN AYGPD5744C and Aadhar 2711 8616 3525,
- 1.19. **EXULT REALCON PRIVATE LIMITED, (having CIN U70102WB2010PTC152373, PAN AACCE4761D)** a Company within the meaning of the Companies Act, 2013 having its Registered Office at 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 represented by its Director Mr. Sadhoram Mishra son of Mr. Jag Prasad Mishra of 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 having PAN ALRPM5291K and Aadhar 7790 1184 1295,
- 1.20. **IDEAL GARDENS SERVICES PRIVATE LIMITED, (having CIN U70101WB2006PTC110509, PAN AABC15420N)** a Company within the meaning of the Companies Act, 2013 having its Registered Office at 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 represented by its Director Mr. Govind Kanoria son of Mr. Rajendra Kanoria of 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 having PAN AGCPK8938R and Aadhar 7248 1117 0746,
- 1.21. **IDEAL INFRACON PRIVATE LIMITED, (having CIN U45400WB2008PTC124025, PAN AABC18879B)** a Company within the meaning of the Companies Act, 2013 having its Registered Office at 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 represented by its Director Mr. Sudip Kumar Auddy son of Late Prem Chand Auddy of 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 having PAN ACWPA3255D and Aadhar 9342 2270 7455,
- 1.22. **GREENVIEW INFRAPROPERTIES PRIVATE LIMITED, (having CIN U70102WB2013PTC198182, PAN AAFCG4032L)** a Company within the meaning of the Companies Act, 2013 having its Registered Office at 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 represented by its Director Mr. Manoj Kumar Srivastava son of Late Shambhu Prasad Srivastava of 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 having PAN CIHPS4101B and Aadhar 4800 2557 1383,
- 1.23. **IDEAL NICE PLAZA PRIVATE LIMITED, (having CIN U45400WB2008PTC130467, PAN AABC19874J)** a Company within the meaning of the Companies Act, 2013 having its Registered Office at 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 represented by its Director Mr. Sudip Kumar Auddy son of Late Prem Chand Auddy of 50, Jawahar Lal Nehru Road, Police Station










Government of West Bengal

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

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

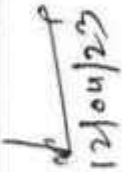


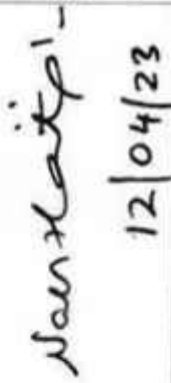
Signature / LTI Sheet of Query No/Year 19042000909409/2023

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





Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Divya Himatsingka 20, Mandeville Gardens, City- P.O- Ballygunge, P.S.-Garahat, District- South 24-Parganas, West Bengal, India, PIN:- 700019	Seller		2976 	 12/4/23
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date






Sl No.	Name of the Executant	Category	Photo	Finger Print 2978	Signature with date
2	Jugal Kishore Dixit 50, Jawahar Lal Nehru Road, Little Russel Street, City:- Kolkata, P.O.- Shakespeare Sarani, P.S.- Shakespeare Sarani, District-Kolkata, West Bengal, India, PIN:- 700071	Representative of Seller [EMPERO R HOUSING PRIVATE LIMITED] [EMPERO R INFRANIRMAN PRIVATE LIMITED] [EMPERO R HEIGHTS PRIVATE LIMITED] [EMPERO R APPARTMENTS PRIVATE LIMITED] [EMPERO R MANSSION PRIVATE LIMITED] [EMPERO R ABASAN PRIVATE LIMITED] [EMPERO R AWAS PRIVATE LIMITED] [EMPERO R COMPLEX PRIVATE			 12/04/2023

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
		LIMITED] [EMPER OR ENCLAVE PRIVATE LIMITED] [EMPER OR HIRISE PRIVATE LIMITED] [EMPER OR HOMES PRIVATE LIMITED] [EXULT RESORT PRIVATE LIMITED]			
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Nakul Himatsingka 50, Jawahar Lal Nehru Road, Little Russel Street, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, District-Kolkata, West Bengal, India, PIN:- 700071	Represent ative of Seller [AQUAVIE W PROJECT S PRIVATE LIMITED]		 2975	



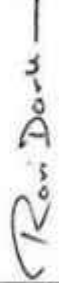






I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print 2979	Signature with date
4	Sadhoram Mishra 50, Jawahar Lal Nehru Road, Little Russel Street, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071	Representative of Seller [EXULT TOWERS PRIVATE LIMITED] [EXULT PROPERTTY DEVELOPERS PRIVATE LIMITED] [EXULT REALCON PRIVATE LIMITED] [ANJANI PROPERTIES PRIVATE LIMITED]			Sadhoram Mishra 12/04/2023
Sl No.	Name of the Executant	Category	Photo	Finger Print 2980	Signature with date
5	Gaurav Kanoria 50, Jawahar Lal Nehru Road, Little Russel Street, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071	Representative of Seller [EMPEROR PROMOTERS PRIVATE LIMITED]			Gaurav 12.04.2023




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




Sl No.	Name of the Executant	Category	Photo	Finger Print 2981	Signature with date
6	Sudip Kumar Auddy 50, Jawahar Lal Nehru Road, Little Russel Street, City- Kolkata, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, District-Kolkata, West Bengal, India, PIN:- 700071	Representative of Seller [IDEAL AWAS PRIVATE LIMITED] [IDEAL INFRACON PRIVATE LIMITED] [IDEAL NICE PLAZA PRIVATE LIMITED] [IDEAL NIWAS PRIVATE LIMITED] [IDEAL ORCHID NIRMAN PRIVATE LIMITED] [EXULT LEISURE PRIVATE LIMITED] [IDEAL ESTATES PRIVATE LIMITED] [IDEAL GRACE INFRACON PRIVATE LIMITED]			 12/14/23



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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
7	Ravi Kumar Daruka 50, Jawahar Lal Nehru Road, Little Russel Street, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, District-Kolkata, West Bengal, India, PIN:- 700071	Representative of Seller [EXULT DEVCON PRIVATE LIMITED]		2982 	 12/04/2023
8	Govind Kanoria 50, Jawahar Lal Nehru Road, Little Russel Street, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, District-Kolkata, West Bengal, India, PIN:- 700071	Representative of Seller [IDEAL GARDEN S SERVICE PRIVATE LIMITED]		2983 	 12/04/2023
9	Manoj Kumar Srivastava 50, Jawahar Lal Nehru Road, Little Russel Street, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, District-Kolkata, West Bengal, India, PIN:- 700071	Representative of Seller [GREENVIEW INFRAPROPERTIES PRIVATE LIMITED]		2984 	 12/04/2023

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



Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
10	Arun Kedia 50, Jawahar Lal Nehru Road, Little Russel Street, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071	Represent ative of Seller [IDEAL SILVERLI NE BUILDCO N PRIVATE LIMITED] [EXULT COTTAG E PRIVATE LIMITED] [EXULT ACCOMM ODATION PRIVATE LIMITED] [EXULT BOARDIN G HOUSEP RIVATE LIMITED]		2985 	 12.04.2023
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date

Sl No.	Name of the Executant	Category	Photo	Finger Print 2986	Signature with date
11	Dipankar Bose 50, Jawahar Lal Nehru Road, Little Russel Street, City:- Kolkata, P O - Shakespeare Sarani, P.S- Shakespeare Sarani, District -Kolkata, West Bengal, India, PIN:- 700071	Representative of Seller [EXULT INN PRIVATE LIMITED] [EXULT HOSPITALITY PRIVATE LIMITED] [EXULT GUEST HOUSE PRIVATE LIMITED] [EXULT LODGING PRIVATE LIMITED]			<i>Dipankar Bose,</i> <i>12/04/2023</i>
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
					



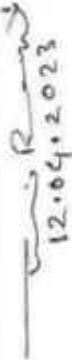
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
12	Vivek Kumar Kajaria 701, Suryakiran, 4, Ashoka Road, City:- P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	Representative of Buyer [AAROOH I REALITY LLP] [ANNIMESH AWAS LLP] [ARYYANIWASH LLP] [SAESHA HOMES LLP] [SAMEEDHA PROPERTIES LLP] [SAMPRITEE HOMES LLP] [SANTVANA REAL ESTATES LLP]			

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
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Sl No.	Name of the Executant	Category	Photo	Finger Print 2974	Signature with date
13	Ashok Saraf Flat No. 5B, 14/2, Burdwan Road, City:- P.O:- Alipore, P.S.-Alipore, District- South 24-Parganas, West Bengal, India, PIN:- 700027.	Representative of Buyer [METFLO W CORPORATION PRIVATE LIMITED] [WELLME T CALCUTT A PRIVATE LIMITED] [SRIDHA TRI AWAS LLP] [SAYOO NI HOMES LLP] [SAYONA A PROPERTIES LLP] [SARYA PROPERTIES LLP] [SHANAI RA HOUSING LLP]			<i>Ashok Saraf.</i> 12/04/23.

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

Sl No.	Name of the Executant	Category	Photo	Finger Print 2988	Signature with date
14	Tuhin Banerjee 2/2, Circular Road, 4th Bye Lane, City:- P.O:- Shibpur, P.S:-Shibpur, District-Howrah, West Bengal, India, PIN:- 711102	Represent ative of Buyer [DEVANS H TOWNSHI P PRIVATE LIMITED] [NEWTE CH CONCLA VE PRIVATE LIMITED] [PURTI BEVERA GES PRIVATE LIMITED] [PURTI REALTY PRIVATE LIMITED] [PANSAR I DEVELOP ERS LIMITED] [CAPETO WN TRADELI NK PRIVATE LIMITED] [METRO CITY VANIJYA PRIVATE LIMITED]			 12.04.2023

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

Sl No.	Name of the Executant	Category	Photo	Finger Print 2977	Signature with date
15	Prayansh Chandak 3C, Loudon Street, Circus Avenue, City:-, P.O.- Park Circus, P.S.- Shakespeare Sarani, District-Kolkata, West Bengal, India, PIN:- 700017	Representative of Buyer [NAVARA NG GRIHA NIRMAN PRIVATE LIMITED] [PRACHI PROJECTS PRIVATE LIMITED] [BLUE LIGHT VILLA PRIVATE LIMITED] [LILY NIWAS PRIVATE LIMITED] [SHIVMA NI PROMOTERS PRIVATE LIMITED] [FEMINA STOCKMANAGEMENT COMPANY LIMITED] [WISE INVESTMENTS PRIVATE LIMITED]			 19/04/2023

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Dileep Mahato Son of Late N Mahato Zava Tola, City:- P.O:- T Chapra, P.S:- BELSAND, District:- Sitamarhi, Bihar, India, PIN:- 843315	Divya Himatsingka, Jugal Kishore Dixit, Nakul Himatsingka, Sadhoram Mishra, Gaurav Kanoria, Sudip Kumar Auddy, Ravi Kumar Daruka, Govind Kanoria, Manoj Kumar Srivastava, Arun Kedia, Dipankar Bose, Vivek Kumar Kajaria, Ashok Saraf, Tuhin Banerjee, Preyansh Chandan		2989 	 12/04/2023

(Semanti Sikhar)

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



Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 having PAN ACWPA3255D and Aadhar 9342 2270 7455.

- 1.24. **IDEAL NIWAS PRIVATE LIMITED, (having CIN U45400WB2008PTC124002, PAN AACCI0398C)** a Company within the meaning of the Companies Act, 2013 having its Registered Office at 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 represented by its Director Mr. Sudip Kumar Auddy son of Late Prem Chand Auddy of 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 having PAN ACWPA3255D and Aadhar 9342 2270 7455.
- 1.25. **IDEAL SILVERLINE BUILDCON PRIVATE LIMITED, (having CIN U45400WB2008PTC130450, PAN AABCI9876L)** a Company within the meaning of the Companies Act, 2013 having its Registered Office at 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 represented by its Director Mr. Arun Kedia son of Mr. Pannalal Kedia of 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 having PAN AMAPK7667B and Aadhar 3903 1785 4311.
- 1.26. **IDEAL ORCHID NIRMAN PRIVATE LIMITED, (having CIN U45400WB2008PTC130471, PAN AABCI9856Q)** a Company within the meaning of the Companies Act, 2013 having its Registered Office at 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 represented by its Director Mr. Sudip Kumar Auddy son of Late Prem Chand Auddy of 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 having PAN ACWPA3255D and Aadhar 9342 2270 7455.
- 1.27. **EXULT LEISURE PRIVATE LIMITED, (having CIN U45400WB2013PTC189863, PAN AADCE2771J)** a Company within the meaning of the Companies Act, 2013 having its Registered Office at 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 represented by its Director Mr. Sudip Kumar Auddy son of Late Prem Chand Auddy of 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 having PAN ACWPA3255D and Aadhar 9342 2270 7455.
- 1.28. **EXULT INN PRIVATE LIMITED, (having CIN U45400WB2013PTC189860, PAN AADCE2768H)** a Company within the meaning of the Companies Act, 2013 having its Registered Office at 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 represented by its Director Mr. Dipankar Bose son of Mr. Sankar Bose of 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 having PAN AMDPB1662Q and Aadhar 2656 6612 3031.
- 1.29. **EXULT HOSPITALITY PRIVATE LIMITED, (having CIN U45400WB2013PTC189852, PAN AADCE2767J)** a Company within the meaning of the Companies Act, 2013 having its Registered Office at 50, Jawahar




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Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 represented by its Director Mr. Dipankar Bose son of Mr. Sankar Bose of 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 having PAN AMDPB1662O and Aadhar 2656 6612 3031,

1.30. **EXULT COTTAGE PRIVATE LIMITED, (having CIN U45400WB2013PTC189842, PAN AADCE2822Q)** a Company within the meaning of the Companies Act, 2013 having its Registered Office at 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 represented by its Director Mr. Arun Kedia son of Mr. Pannalal Kedia of 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 having PAN AMAPK7667B and Aadhar 3903 1785 4311,

1.31. **IDEAL ESTATES PRIVATE LIMITED, (having CIN U70109WB1986PTC041175, PAN AAACI5624F)** a Company within the meaning of the Companies Act, 2013 having its Registered Office at 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 represented by its Director Mr. Sudip Kumar Auddy son of Late Prem Chand Auddy of 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 having PAN ACWPA3255D and Aadhar 9342 2270 7455,

1.32. **EXULT ACCOMMODATION PRIVATE LIMITED, (having CIN U45400WB2013PTC189851, PAN AADCE2764M)** a Company within the meaning of the Companies Act, 2013 having its Registered Office at 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 represented by its Director Mr. Arun Kedia son of Mr. Pannalal Kedia of 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 having PAN AMAPK7667B and Aadhar 3903 1785 4311,

1.33. **EXULT BOARDING HOUSE PRIVATE LIMITED, (having CIN U45400WB2013PTC189853, PAN AADCE2811M)** a Company within the meaning of the Companies Act, 2013 having its Registered Office at 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 represented by its Director Mr. Arun Kedia son of Mr. Pannalal Kedia of 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 having PAN AMAPK7667B and Aadhar 3903 1785 4311,

1.34. **EXULT GUEST HOUSE PRIVATE LIMITED, (having CIN U45400WB2013PTC189855, PAN AADCE2766K)** a Company within the meaning of the Companies Act, 2013 having its Registered Office at 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 represented by its Director Mr. Dipankar Bose son of Mr. Sankar Bose of 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 having PAN AMDPB1662Q and Aadhar 2656 6612 3031,





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- 1.35. **EXULT LODGING PRIVATE LIMITED, (having CIN U45400WB2013PTC189856, PAN AADCE2770K)** a Company within the meaning of the Companies Act, 2013 having its Registered Office at 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 represented by its Director Mr. Dipankar Bose son of Mr. Sankar Bose of 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 having PAN AMDPB1662O and Aadhar 2656 6612 3031,
- 1.36. **EXULT RESORT PRIVATE LIMITED, (having CIN U45400WB2013PTC189858, PAN AADCE2774P)** a Company within the meaning of the Companies Act, 2013 having its Registered Office at 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 represented by its Director Jugal Kishore Dixit son of Shri Gouri Sankar Dixit of 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 having PAN ADSPD4852C and Aadhar 9900 7747 6064,
- 1.37. **ANJANI PROPERTIES PRIVATE LIMITED, (having CIN U70101WB1989PTC045890, PAN AAECA3975F)** a Company within the meaning of the Companies Act, 2013 having its Registered Office at 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 represented by its Director Mr. Sadhoram Mishra son of Mr. Jag Prasad Mishra of 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 having PAN ALRPM5291K and Aadhar 7790 1184 1295,
- 1.38. **IDEAL GRACE INFRACON PRIVATE LIMITED, (having CIN U45400WB2008PTC131242, PAN AACCI0241E)** a Company within the meaning of the Companies Act, 2013 having its Registered Office at 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 represented by its Director Mr. Sudip Kumar Auddy son of Late Prem Chand Auddy of 50, Jawahar Lal Nehru Road, Police Station Little Russel Street, Post Office Shakespeare Sarani, Kolkata - 700071 having PAN ACWPA3255D and Aadhar 9342 2270 7455.

hereinafter collectively referred to as "the **VENDORS**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include insofar as the individuals amongst the Vendors are concerned their respective heirs executors administrators and legal representatives and/or assigns and insofar as the entities amongst the Vendors are concerned their respective successors or successors-in-office or successors-in-interest and/or assigns) of the **ONE PART; AND;**

2. **PURCHASERS:**

- 2.1. **AAROOHI REALITY LLP (having LLPIN ABB-8970 and PAN ABZFA1301L)**, a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having its Registered Office at 7B, Dr. Harendra Coomer Mukherjee Sarani Kolkata - 700 071 Police Station Shakespeare Sarani, Post Office Middleton Row represented by its authorized representative Mr. Vivek Kumar Kajaria son of Mr. Sheo Kumar Kajaria, residing at 701, Suriyakiran, 4 Ashoka Road, Alipore, Kolkata - 700027, Police Station Alipore,



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Post Office Alipore (having PAN AGDPK5580E and Aadhaar no. 3513 4050 8669)

- 2.2. **ANNIMESH AWAS LLP (having LLPIN ABB-8902 and PAN ABZFA1293R)**, a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having its Registered Office at 7B, Dr. Harendra Coomer Mukherjee Sarani Kolkata - 700 071 Police Station Shakespeare Sarani, Post Office Middleton Row represented by its authorized representative Mr. Vivek Kumar Kajaria son of Mr. Sheo Kumar Kajaria, residing at 701, Suriyakiran, 4 Ashoka Road, Alipore, Kolkata - 700027, Police Station Alipore, Post Office Alipore (having PAN AGDPK5580E and Aadhaar no. 3513 4050 8669)
- 2.3. **ARYYA NIWASH LLP (having LLPIN ABB-8195 and PAN ABZFA0677P)**, a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having its Registered Office at 7B, Dr. Harendra Coomer Mukherjee Sarani Kolkata - 700 071 Police Station Shakespeare Sarani, Post Office Middleton Row represented by its authorized representative Mr. Vivek Kumar Kajaria son of Mr. Sheo Kumar Kajaria, residing at 701, Suriyakiran, 4 Ashoka Road, Alipore, Kolkata - 700027, Police Station Alipore, Post Office Alipore (having PAN AGDPK5580E and Aadhaar no. 3513 4050 8669)
- 2.4. **SAESHA HOMES LLP (having LLPIN ABB-8969 and PAN AETFS8600K)**, a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having its Registered Office at 7B, Dr. Harendra Coomer Mukherjee Sarani Kolkata - 700 071 Police Station Shakespeare Sarani, Post Office Middleton Row represented by its authorized representative Mr. Vivek Kumar Kajaria son of Mr. Sheo Kumar Kajaria, residing at 701, Suriyakiran, 4 Ashoka Road, Alipore, Kolkata - 700027, Police Station Alipore, Post Office Alipore (having PAN AGDPK5580E and Aadhaar no. 3513 4050 8669)
- 2.5. **SAMEEDHA PROPERTIES LLP (having LLPIN ABB-8221 and PAN AETFS7180Q)**, a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having its Registered Office at 7B, Dr. Harendra Coomer Mukherjee Sarani Kolkata - 700 071 Police Station Shakespeare Sarani, Post Office Middleton Row represented by its authorized representative Mr. Vivek Kumar Kajaria son of Mr. Sheo Kumar Kajaria, residing at 701, Suriyakiran, 4 Ashoka Road, Alipore, Kolkata - 700027, Police Station Alipore, Post Office Alipore (having PAN AGDPK5580E and Aadhaar no. 3513 4050 8669)
- 2.6. **SAMPRITEE HOMES LLP (having LLPIN ABB-8325 and PAN AETFS7735K)**, a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having its Registered Office at 7B, Dr. Harendra Coomer Mukherjee Sarani Kolkata - 700 071 Police Station Shakespeare Sarani, Post Office Middleton Row represented by its authorized representative Mr. Vivek Kumar Kajaria son of Mr. Sheo Kumar Kajaria, residing at 701, Suriyakiran, 4 Ashoka Road, Alipore, Kolkata - 700027, Police Station Alipore, Post Office Alipore (having PAN AGDPK5580E and Aadhaar no. 3513 4050 8669)



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- 2.7. **SANTVANA REAL ESTATES LLP (having LLPIN ABB-8764 and PAN AETFS8193K)**, a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having its Registered Office at 7B, Dr. Harendra Coomer Mukherjee Sarani Kolkata - 700 071 Police Station Shakespeare Sarani, Post Office Middleton Row represented by its authorized representative Mr. Vivek Kumar Kajaria son of Mr. Sheo Kumar Kajaria, residing at 701, Suriyakiran, 4 Ashoka Road, Alipore, Kolkata - 700027, Police Station Alipore, Post Office Alipore (having PAN AGDPK5580E and Aadhaar no. 3513 4050 8669)
- 2.8. **METFLOW CORPORATION PRIVATE LIMITED (having CIN U27202WB1961PTC025016 and PAN AABCM9444J)**, a Company within the meaning of the Companies Act, 1956, having its registered office at 158A Picnic Garden Road Kolkata - 700 039, Police Station Tiljala , Post Office Tiljala represented by its authorized representative Mr. Ashok Saraf son of Late Santosh Kumar Saraf residing at Flat No. 5B, 14/2 Burdwan Road, Kolkata -700027 Police Station Alipore, Post Office Alipore (having PAN AJQPS0820D and Aadhaar No. 5399 5075 5762)
- 2.9. **WELLMET (CALCUTTA) PRIVATE LIMITED (having CIN U29266WB1971PTC028100 and PAN AAACW2310E)**, a Company within the meaning of the Companies Act, 1956, having its registered office at 158A Picnic Garden Road Kolkata - 700 039, Police Station Tiljala , Post Office Tiljala represented by its authorized representative Mr. Ashok Saraf son of Late Santosh Kumar Saraf residing at Flat No. 5B, 14/2 Burdwan Road, Kolkata -700027 Police Station Alipore, Post Office Alipore (having PAN AJQPS0820D and Aadhaar No. 5399 5075 5762)
- 2.10. **SRIDHATRI AWAS LLP (having LLPIN ABB-9938 and PAN AETFS9833E)**, a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having its Registered Office at 2/5 Sarat Bose Road, Post Office Elgin Road, Police Station Ballygunge, Kolkata – 700020 represented by its authorized representative Mr. Ashok Saraf son of Late Santosh Kumar Saraf residing at Flat No. 5B, 14/2 Burdwan Road, Kolkata -700027 Police Station Alipore, Post Office Alipore (having PAN AJQPS0820D and Aadhaar No. 5399 5075 5762)
- 2.11. **SAYOONI HOMES LLP (having LLPIN ABC-1260 and PAN AEUFS2291F)**, a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having its Registered Office at 2/5 Sarat Bose Road, Post Office Elgin Road, Police Station Ballygunge, Kolkata – 700020 represented by its authorized representative Mr. Ashok Saraf son of Late Santosh Kumar Saraf residing at Flat No. 5B, 14/2 Burdwan Road, Kolkata -700027 Police Station Alipore, Post Office Alipore (having PAN AJQPS0820D and Aadhaar No. 5399 5075 5762)
- 2.12. **SAYONAA PROPERTIES LLP (having LLPIN ABC-0380 and PAN AEUFS0917A)**, a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having its Registered Office at 2/5 Sarat Bose Road, Post Office Elgin Road, Police Station Ballygunge, Kolkata – 700020 represented by its authorized representative Mr. Ashok Saraf son of Late Santosh





Kumar Saraf residing at Flat No. 5B, 14/2 Burdwan Road, Kolkata -700027 Police Station Alipore, Post Office Alipore (having PAN AJQPS0820D and Aadhaar No. 5399 5075 5762)

- 2.13. **SARYA PROPERTIES LLP (having LLPIN ABB-8327 and PAN AETFS7736L)**, a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having its Registered Office at 2/5 Sarat Bose Road, Post Office Elgin Road, Police Station Ballygunge, Kolkata – 700020 represented by its authorized representative Mr. Ashok Saraf son of Late Santosh Kumar Saraf residing at Flat No. 5B, 14/2 Burdwan Road, Kolkata -700027 Police Station Alipore, Post Office Alipore (having PAN AJQPS0820D and Aadhaar No. 5399 5075 5762)
- 2.14. **SHANAIRA HOUSING LLP (having LLPIN ABB-9942 and PAN AETFS9835C)**, a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having its Registered Office at 2/5 Sarat Bose Road, Post Office Elgin Road, Police Station Ballygunge, Kolkata – 700020 represented by its authorized representative Mr. Ashok Saraf son of Late Santosh Kumar Saraf residing at Flat No. 5B, 14/2 Burdwan Road, Kolkata -700027 Police Station Alipore, Post Office Alipore (having PAN AJQPS0820D and Aadhaar No. 5399 5075 5762)
- 2.15. **DEVANSH TOWNSHIP PRIVATE LIMITED (having CIN U70102WB2013PTC190352 and PAN AAECD6412C)**, a Company within the meaning of the Companies Act, 2013, having its registered office at 14, N. S. Road, 4th floor Kolkata - 700001, Post Office - G.P.O and Police Station Hare Street, represented by its authorized representative Mr. Tuhin Banerjee (Aadhaar 320817684308 and PAN BENPB1010F) son of Shri Nabin Banerjee residing at 2/2 Circular Road, 4th Bye Lane, Post Office Shibpur, Police Station Chatterjee Hat, Howrah, Shibpur – 711102
- 2.16. **NEWTECH CONCLAVE PRIVATE LIMITED (having CIN U70109WB2012PTC173739 and PAN AADCN8965H)** a Company within the meaning of the Companies Act, 2013, having its registered office at 14, N. S. Road, 4th floor Kolkata - 700001, Post Office - G.P.O and Police Station Hare Street, represented by its authorized representative Mr. Tuhin Banerjee (Aadhaar 320817684308 and PAN BENPB1010F) son of Shri Nabin Banerjee residing at 2/2 Circular Road, 4th Bye Lane , Post Office Shibpur, Police Station Chatterjee Hat, Howrah Shibpur - 711102.
- 2.17. **PURTI BEVERAGES PRIVATE LIMITED (having CIN U74999WB2011PTC170882 and PAN AAGCP3714P)** a Company within the meaning of the Companies Act, 2013, having its registered office at 14, N. S. Road, 4th Floor Kolkata - 700001, Post Office - G.P.O and Police Station Hare Street, represented by its authorized representative Mr. Tuhin Banerjee (Aadhaar 320817684308 and PAN BENPB1010F) son of Shri Nabin Banerjee residing at 2/2 Circular Road, 4th Bye Lane , Post Office Shibpur, Police Station Chatterjee Hat, Howrah Shibpur - 711102.
- 2.18. **PURTI REALTY PRIVATE LIMITED (having CIN U70109WB2009PTC138353 and PAN AAFCP2171H)** a Company within the





meaning of the Companies Act, 2013, having its registered office at 14, N. S. Road, 4th floor kolkata - 700001, Post Office - G.P.O and Police Station Hare Street, represented by its authorized representative Mr. Tuhin Banerjee (Aadhaar 320817684308 and PAN BENPB1010F) son of Shri Nabin Banerjee residing at 2/2 Circular Road, 4th Bye Lane, Post Office Shibpur, Police Station Chatterjee Hat, Howrah Shibpur - 711102.

- 2.19. **PANSARI DEVELOPERS LIMITED (having CIN L72200WB1996PLC079438 and PAN AABCP6809N)** a Company within the meaning of the Companies Act, 2013, having its registered office at 14, N. S. Road, 4th Floor Kolkata - 700001, Post Office - G.P.O and Police Station Hare Street, represented by its authorized representative Mr. Tuhin Banerjee (Aadhaar 320817684308 and PAN BENPB1010F) son of Shri Nabin Banerjee residing at 2/2 Circular Road, 4th Bye Lane, Post Office Shibpur, Police Station Chatterjee Hat, Howrah Shibpur - 711102.
- 2.20. **CAPETOWN TRADELINK PRIVATE LIMITED (having CIN U51909WB2007PTC119786 and PAN AADCC2394R)** a Company within the meaning of the Companies Act, 2013, having its registered office at 14, N. S. Road, 4th Floor Kolkata - 700001, Post Office - G.P.O and Police Station Hare Street, represented by its authorized representative Mr. Tuhin Banerjee (Aadhaar 320817684308 and PAN BENPB1010F) son of Shri Nabin Banerjee residing at 2/2 Circular Road, 4th Bye Lane, Post Office Shibpur, Police Station Chatterjee Hat, Howrah, Shibpur - 711102.
- 2.21. **METROCITY VANIJYA PRIVATE LIMITED (having CIN U51109WB2006PTC109460 and PAN AAFCM0723L)** a Company within the meaning of the Companies Act, 2013, having its registered office at 14, N. S. Road, 4th floor Kolkata - 700001, Post Office - G.P.O and Police Station Hare Street, represented by its authorized representative Mr. Tuhin Banerjee (Aadhaar 320817684308 and PAN BENPB1010F) son of Shri Nabin Banerjee residing at 2/2 Circular Road, 4th Bye Lane, Post Office Shibpur, Police Station Chatterjee Hat, Howrah Shibpur - 711102.
- 2.22. **NAVARANG GRIHA NIRMAN PRIVATE LIMITED (having CIN U70109WB1993PTC058106 and PAN AABCN6025C)** a Company within the meaning of the Companies Act, 2013, having its registered office at City Centre, 19 Synagogue Street, 2nd Floor, Room: 251, Post Office Khengrapatty, Police Station Hare Street, Kolkata-700001 represented by its authorized representative Mr. Preyansh Chandak ^{son of Pawan Kumar Chandak} (Aadhaar 302155113204 and PAN BVNPC8564Q) residing at 3C, Loudon Street, Circus Avenue, Post Office Park Circus, Police Station Shakespeare Sarani, Kolkata, West Bengal-700017.
- 2.23. **PRACHI PROJECTS PRIVATE LIMITED (having CIN U45209PN2018PTC179787 and PAN AADCP8907F)** a Company within the meaning of the Companies Act, 2013, having its registered office at City Centre, 19 Synagogue Street, 2nd Floor, Room: 251, Post Office Khengrapatty, Police Station Hare Street, Kolkata-700001 represented by its authorized representative Mr. Preyansh Chandak (Aadhaar 302155113204 and PAN BVNPC8564Q) residing at 3C, Loudon Street, Circus Avenue, Post Office Park Circus, Police Station Shakespeare Sarani, Kolkata, West Bengal-700017

- 2.24. **BLUE LIGHT VILLA PRIVATE LIMITED (having CIN U70102WB2015PTC207831 and PAN AAGCB4260Q)** a Company within the meaning of the Companies Act, 2013, having its registered office at City Centre, 19 Synagogue Street, 2nd Floor, Room: 251, Post Office Khengrapatty, Police Station Hare Street, Kolkata-700001 represented by its authorized representative Mr. Preyansh Chandak (Aadhaar 302155113204 and PAN BVNPC8564Q) residing at 3C, Loudon Street, Circus Avenue, Post Office Park Circus, Police Station Shakespeare Sarani, Kolkata, West Bengal-700017.
- 2.25. **LILY NIWAS PRIVATE LIMITED (having CIN U45208WB2009PTC137660 and PAN AABCL7156N)** a Company within the meaning of the Companies Act, 2013, having its registered office at City Centre, 19 Synagogue Street, 2nd Floor, Room: 251, Post Office Khengrapatty, Police Station Hare Street, Kolkata-700001 represented by its authorized representative Mr. Preyansh Chandak (Aadhaar 302155113204 and PAN BVNPC8564Q) residing at 3C, Loudon Street, Circus Avenue, Post Office Park Circus, Police Station Shakespeare Sarani, Kolkata, West Bengal-700017.
- 2.26. **SHIVMANI PROMOTERS PRIVATE LIMITED (having CIN U70102WB2015PTC208122 and PAN AAWCS3134J)** a Company within the meaning of the Companies Act, 2013, having its registered office at City Centre, 19 Synagogue Street, 2nd Floor, Room: 251, Post Office Khengrapatty, Police Station Hare Street, Kolkata-700001 represented by its authorized representative Mr. Preyansh Chandak (Aadhaar 302155113204 and PAN BVNPC8564Q) residing at 3C, Loudon Street, Circus Avenue, Post Office Park Circus, Police Station Shakespeare Sarani, Kolkata, West Bengal-700017.
- 2.27. **FEMINA STOCK MANAGEMENT COMPANY LIMITED (having CIN U67120WB1995PLC069707 and PAN AAACF3689H)** a Company within the meaning of the Companies Act, 2013, having its registered office at City Centre, 19 Synagogue Street, 2nd Floor, Room: 251, Post Office Khengrapatty, Police Station Hare Street, Kolkata-700001 represented by its authorized representative Mr. Preyansh Chandak (Aadhaar 302155113204 and PAN BVNPC8564Q) residing at 3C, Loudon Street, Circus Avenue, Post Office Park Circus, Police Station Shakespeare Sarani, Kolkata, West Bengal-700017.
- 2.28. **WISE INVESTMENTS PRIVATE LIMITED (having CIN U67120WB1992PTC055609 and PAN AAACW3141R)** a Company within the meaning of the Companies Act, 2013, having its registered office at City Centre, 19 Synagogue Street, 5th Floor, Room: 511, Post Office Khengrapatty, Police Station Hare Street, Kolkata-700001 represented by its authorized representative Mr. Preyansh Chandak (Aadhaar 302155113204 and PAN BVNPC8564Q) residing at 3C, Loudon Street, Circus Avenue, Post Office Park Circus, Police Station Shakespeare Sarani, Kolkata, West Bengal-700017.

hereinafter collectively referred to as "the **PURCHASERS**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their respective successors or successors-in-interest and/or successors-in-office and/or assigns) of the **OTHER PART**:

PART-I # DEFINITIONS & INTERPRETATION:**I. DEFINITIONS:**

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

- (i) **"Subject Property"** shall mean the pieces or parcels of land containing an area of 2.653911 acre equivalent to 160 Cottahs 9 Chittacks more or less morefully described in the **FIRST SCHEDULE** hereunder written.
- (ii) **"Project Property"** shall mean the piece or parcel of land containing a land area of 443.8047 Sataks or 4.438047 acre more or less in Mouza Thakdari and Mahishbathan as shown in the annexed plan by Blue borders and of which the Subject Property is a portion.
- (iii) **"Respective Portions"** shall mean the individual parts or shares of the Vendors in the Subject Property and morefully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written.
- (iv) **"Contiguous Land Owners"** shall mean the owners for the time being of the pieces or parcels of land containing an area of 1.784136 Acre more or less being the portion of the Project Property remaining after excluding therefrom the Subject Property, currently being (1) Exult Devcon Private Limited, (2) Exult Realcon Private Limited, (3) Emperor Residency Private Limited, (4) Emperor Niketan Private Limited, (5) Emperor Infrarealtors Private Limited, (6) Ideal Devcon Private Limited, (7) Ideal Infrabuild Private Limited, (8) Emperor Realcon Private Limited, (9) Ideal Realcon Private Limited, (10) Ideal Infralogistics Private Limited, (11) Emperor Promoters Private Limited, (12) Ideal Rice Projects Private Limited, (13) Greenview Niwas Private Limited, (14) Ideal Abasan Private Limited, (15) Ideal Grace Infracon Private Limited, (16) Exult Plaza Private Limited, (17) Emperor Towers Private Limited, (18) Greenview Shelters Private Limited, (19) Ideal Awas Private Limited, (20) Greenview Awas Private Limited, (21) Ideal Gardens Services Private Limited, (22) Emperor Niwas Private Limited and (23) (Smt.) Divya Himatsinghka and include their respective heirs, legal representatives, successors, successors-in-office, successors in interest and/or assigns.
- (v) **"Development Agreement"** shall mean the Development Agreement dated 12.04.2023 made between the Vendors herein therein as the First Owners, the Contiguous Land Owners therein as the Second Owners, Ideal Real Estates Private Limited as the First Facilitator, Emperor Residency Pvt. Ltd and 56 others as the Second Facilitators and the Developer as the Developer and registered with Additional Registrar of Assurances - W, Kolkata
- (vi) **"Developer"** shall mean **AARIKA CONSTRUCTION LLP**, a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having its Registered Office at 7B, Dr. Harendra Coomer Mukherjee Sarani Kolkata - 700 071 Police Station Shakespeare Sarani, Post Office Middleton Row and include its successors or successors-in-office, successors-in-interest and/or assigns.

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- (vii) **"Encumbrances"** shall include mortgages, charges, security interest, liens, lis pendens, attachments, leases, tenancies, bargadars, occupancy rights, uses, debutters, trusts, bankruptcy, insolvency, acquisition, requisition, vesting, claims, demands and liabilities whatsoever;
- (viii) **"Force Majeure"** shall mean any event or combination of events or circumstances beyond control, which cannot be prevented or caused to be prevented, and which materially and adversely affects the ability to perform obligations including (a) Acts of God i.e. fire, draught, flood, earthquake, storm, lightning, lockdown/interruption/stoppage due to epidemics or pandemic and other natural disasters; (b) Explosions or accidents, air crashes; (c) Civil commotion, insurgency, war or enemy action or terrorist action;
- (ix) **"Specified IAVC Common Areas and Facilities"** shall mean the areas, installations and facilities mentioned in **PART-III** of the **THIRD SCHEDULE** to the Development Agreement.
- (x) **"IAVC Complex"** shall mean the Ideal Aquaview Complex the land of which is adjoining the Project Property, developed into condominium of buildings in phases by the Ideal Real Estates Private Limited upon appointment by its land owners being the Second Facilitators to the Development Agreement.
- (xi) **"IAVC Land"** shall mean the land comprised in the IAVC Complex.
- (xii) **"IREPL"** shall mean Ideal Real Estates Private Limited and include its successors or successors-in-interest.
- (xiii) **"Minimum Assured FAR"** shall mean a minimum 7,70,324 (seven lakhs seventy thousand three hundred twenty-four) Square feet 'Permissible Area under FAR' all within the Project Property to be duly sanctioned by the Bidhannagar Municipal Corporation including by sanction/utilization of (a) the FAR, Green Building FAR, constructible area in respect of Project Property in the sanction plans for the development of the Project Property and to be availed by way of addition and alteration plan to the previously sanctioned plans showing the Project Property and the IAVC Lands as conjoint having access from Main Road (Mahishbathan Road) and (b) the available and unutilized sanctionable FAR, Green Building FAR, constructible area in respect of the IAVC Land, in the said sanction plans for the development of the Project Property. It is clarified that the said 'Permissible Area under FAR' shall not include exempted areas under FAR under several heads granted by the sanctioning authority including but not limited to exempted parking areas.
- (xiv) **"Vendors' Realization Share"** shall mean the share of the Vendors in the Realizations as per and in terms of the Development Agreement.
- (xv) **"Vendors' Allocation"** shall mean and include the Vendors Realization Share and all other properties and rights of the Vendors in the Building Complex as per and in terms of the Development Agreement.
- (xvi) **"Vendors' Continuing Obligations and commitments"** shall include the several obligations and liabilities of the Vendors in respect of the Project Property and its future development under the Development Agreement including

those mentioned in the **THIRD SCHEDULE** hereunder written and also include the representations and assurances of the Vendors made to the Developer under the Development Agreement.

- (xvii) **"Affecting Security"** shall mean the security and mortgage as mentioned in clause B7 (ii) hereto.

PART-II # RECITALS AND REPRESENTATIONS:

B. BACKGROUND:

- B1. The Vendors, the Contiguous Land Owners and the IAVC Land owners had from time to time purchased pieces and parcels of conjoint land containing about 13.282467 acres in portion of Mouza Mahisbathan and Mouza Thakdari (hereinafter referred to as **"the Whole Land"**) with an intent to have phasewise development of the same into condominium comprising of several buildings in one or more building complexes.
- B2. Out of the said Whole Land, the development started with the first phase comprising of 6.0825 acres more or less of land and was later expanded to the whole of IAVC Land. The relevant owners of the IAVC Land from time to time appointed IREPL as the developer in respect of these lands under development agreement dated 26th September 2018 and registered with Additional Registrar of Assurances-IV, Kolkata in Book 1 Volume No. 1904-2018 Pages 403707 to 403802 Being No. 190410688 for the year 2018.
- B3. The plans for construction were sanctioned originally by Building Permit No. A/BM/623 dated 01.11.2013 in respect of construction of about 751767.54 Square feet constructible area comprised in 6 buildings. With the expansion of the project area, an addition and alteration plan was sanctioned vide No. BMC/BPN/A/623(1/12)R dated 01.11.2017 by the Bidhannagar Municipal Corporation in respect of about 1114881.32 Square feet constructible area comprised in additional floors in 6 buildings and 1 new building. IREPL named this original and expanded phase as 'Ideal Aquaview' and is defined as the IAVC Complex hereunder.
- B4. By the said Development Agreement, the Vendors hereto and the Contiguous Land Owners appointed the Developer for development of the Project Property and on the terms and conditions therein contained. The IREPL and IAVC Land Owners also joined as party to the Development Agreement and undertook several obligations and liabilities as contained therein.
- B5. Under the said Development Agreement it, was inter alia agreed by and between the parties thereto as follows:-
- i. The Developer shall have the right to develop the Subject Property with an assurance of a minimum 7,70,324 (seven lakhs seventy thousand three hundred twenty-four) Square feet 'Permissible Area under FAR' within the Project Property to be duly sanctioned by the Bidhannagar Municipal Corporation; and
 - ii. The Developer, the Vendors, the Contiguous Land Owners and the buyers/transferees and owners and occupiers of the proposed building complex to be constructed at the Project Property along with the owners and occupiers of the flats, units and other areas at IAVC Complex shall have full free and unfettered

rights in respect of the IAVC Common Areas and Facilities and certain specified common areas installations and facilities to be erected and installed in the Subject Property mentioned in **PART-IV** of the **THIRD SCHEDULE** to the Development Agreement ("**Specified BC Common Areas and Installations**") as morefully contained therein;

- iii. The Vendors shall be entitled to the Vendors' Allocation including the Vendors' Realization Share;
- iv. The Vendors made to the Developer several representations and assurances and agreed to comply with several obligations and undertook several obligations and liabilities in respect of the Project Property and its future development including those mentioned in the **THIRD SCHEDULE** hereunder written being the Vendors' Continuing Obligations and Commitments.

nan B6. Pursuant to the Development Agreement, the Vendors have also executed a Power of Attorney dated 12.04.23 and ^{to be} registered with ^{Additional Registrar of Assurances - W. Kolkata} in favour of the Developer and delivered vacant peaceful possession of the Subject Property to the Developer.

B7. The Vendors have approached the Purchasers for sale of the Subject Property to the Purchasers and made the following several representations and assurances to the Purchasers which have been completely relied upon and believed to be true and correct by the Purchasers for the purpose of entering upon this Agreement and the transaction envisaged herein:

(i) The Vendors for valuable consideration paid by them purchased and became and still are the full and absolute Owners of the Subject Property. The facts about the Vendors deriving title to the Subject Property are represented by the Vendors in the **FOURTH SCHEDULE** hereto and the same are all true and correct;

nan (ii) That the Vendors had deposited ^{part of} the original title deeds in respect of the Subject Property (particulars whereof are mentioned in the **FIFTH SCHEDULE** hereunder written) with IndusInd Bank (hereinafter referred to as "the **Security Holder**" which expression shall include its successors-in-interest and/or assigns) alongwith a registered mortgage deed dated 27th August 2021 and registered with the Additional Registrar of Assurances-IV, Kolkata in Book I Volume 1904-2021 Pages 420639 to 420817 Being No. 190408626 for the year 2021 affecting the same as security against certain construction finance taken by IREPL for the IAVC Complex. The Vendors have obtained the consent of the Security Holder for entering upon this agreement and the Security Holder has agreed to release the mortgage/security and return all the said original title documents back to the Vendors against payment of sum as mentioned in the NOC of the Security Holder dated 29.03.2023 and 31.03.2023.

nan (iii) The Vendors have good marketable title in respect of the Subject Property and all facts and statements made above are true and correct.

(iv) That the Subject Property and every part thereof are all free from all Encumbrances created or suffered by the Vendors and without any claim, right, title, interest of any other person thereon or in respect thereof and the Affecting Security which presently affects the Subject Property shall be released and removed by the Vendors as part of their obligations hereunder;

- (v) That the entire Subject Property have been in open continuous khas vacant and peaceful possession of the Vendors since the date of their purchase and is now in possession of the Developer;
- (vi) The Vendors after having acquired the Subject Property have caused their names mutated in the relevant Land Records of the BLLRO and shall remain obligated to pay land revenue up to the date of execution of this Agreement as part of the Vendors' Continuing Obligations and Commitments.
- (vii) That the Subject Property and the Project Property together are secured by external boundary walls (substantially permanent and partly temporary in nature) on all sides with proper entry/exit gates and has multiple entrances with the principal one being from driveway and passage (forming part of the IAVC Specific Common Areas and Facilities) leading from the Mahishbathan Road to the different portions of Subject Property and additionally side entrance on its north side by a more than 8 metre wide public Road. Although the fencing between the Project Property and the IAVC Land is still not erected, but the provisions of the Development Agreement shall govern the same.
- (viii) There is no notice of acquisition or requisition received or to the knowledge of the Vendors in respect of the Subject Property or any part thereof and the Subject Property does not contain any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or surplus land under West Bengal Estates Acquisition Act, 1953 or the West Bengal Land Reforms Act, 1955 or any other law whatsoever;
- (ix) That the Vendors do not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.
- (x) That the Bidhannagar Municipal Corporation, for the purpose of sanction of plans, has allotted Provisional Holding No. 001 to the Project Property alongwith IAVC Land.
- (xi) That the land comprised in the Subject Property is converted and recorded for use as 'Bastu/Bahutal Abasan/Housing Complex' and all formalities pertaining thereto has been complied with.
- (xii) That all legal and procedural compliances in respect of mutation and conversion of the land comprised in the Subject Property in the relevant Land Records of the BLLRO have been duly complied with and nothing remains pending or outstanding in connection therewith.
- (xiii) That the Project Property comprises of a consolidated block of land with no patch in between owned or claimed by any third party. Further there are no nor is there any possibility of any claim or objection by the remaining owners of the part dags forming part of the Project Property nor by owner or occupier of any adjoining properties.
- (xiv) The Subject Property or any part thereof has never been attached and/or is liable to be attached or affected under any decree or order of any authority or court or tribunal or under any tax laws or FERA/FEMA laws or money laundering laws or otherwise.





- (xv) There is no impediment, obstruction, restriction or prohibition in the Vendors entering upon this Agreement and/or in development of the Subject Property and its Transfer in the manner contemplated herein;
 - (xvi) That save the Affecting Security and the Development Agreement, the Vendors have not entered upon any obligation, liability, bond or transaction whatsoever in regard to or which may affect or entangle the Subject Property in any manner;
 - (xvii) Save the Affecting Security and the Development Agreement and power pursuant thereto, the Vendors have not entered upon any agreement or contract with any other person in connection with the Subject Property or its development/sale/transfer nor have otherwise dealt with the Subject Property or any part thereof prior to execution of this Agreement;
 - (xviii) That there are no legal proceedings filed or pending by or against the Vendors or affecting the Subject Property.
 - (xix) There is no notice or proceeding of winding up or bankruptcy or insolvency proceedings or under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 or the Companies Act or Bankruptcy & Insolvency Code or before the Debts Recovery Tribunal or before any Court or Tribunal filed or pending against the Vendors.
 - (xx) That this agreement has been duly seen and approved by the Security Holder.
 - (xxi) That the Development Agreement and the power of attorney executed pursuant thereto are valid, subsisting and in full force and effect.
 - (xxii) That all representations and assurances made in the Development Agreement are all true and correct.
 - (xxiii) There is no difficulty in the compliance of the obligations of the Vendors hereunder nor any difficulty in compliance of the obligations of the Facilitators under the Development Agreement including as regards Minimum Assured FAR and Assured Attributes (as defined in the Development Agreement).
- B8. The Vendors have agreed to sell and transfer the Subject Property absolutely and forever with good marketable title and free from all Encumbrances and with all rights and benefits under or arising out of the Development Agreement and the Power of Attorney and related documents (hereinafter collectively referred to as "the **Development Contracts**") and subject to the obligations and liabilities of the First Owners under the Development Contracts except those to be complied with by the Vendors and being the Continuing Obligations and Commitments and relying upon the aforesaid representations and assurances made and/or contained on the part of the Vendors and believing the same to be true and correct and acting on faith thereof, the Purchasers have agreed to purchase the Subject Property on the terms and conditions hereinafter contained.

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

1. **SALE OF PROPERTY AND ATTRIBUTES:** In the premises aforesaid, the Vendors have agreed to sell convey and transfer to the Purchasers and the Purchasers have agreed

to purchase the Subject Property and the Respective Portions of the Vendors comprising the same on the terms and conditions hereinafter contained.

- 1.1 The sale of the Subject Property shall be by way of absolute freehold sale and transfer of the Subject Property with good bankable and marketable title free and in a state from all Encumbrances and liabilities and shall be in favour of the Purchasers and/or their nominee or nominees and in such parts or portions or shares as the Purchasers may deem fit and proper. The Vendors shall be obliged to cause and ensure that no part of the Subject Property shall be contrary to the representations made and/or assured by the Vendors hereinabove. The sale shall be Together With:
 - 1.1.1 all existing constructions with electricity, drainage, water and other lines and connections, fittings and fixtures at the Subject Property and all properties benefits rights advantages thereunto belonging along under or over the same;
 - 1.1.2 all rights and benefits of the Vendors under or arising out of the Development Contracts and subject to the obligations and liabilities of the Vendors under the Development Contracts except those agreed to be complied with by the Vendors being the Continuing Obligations and Commitments;
 - 1.1.3 all legal incidences of and relating to the Subject Property and all properties benefits and rights thereunto belonging and appertaining thereto
- 1.2 The sale shall be carried out and completed by all the Vendors of their respective parts and shares with the obligation of all the Vendors to ensure that the Purchasers become the full and absolute Vendors of the entirety of the Subject Property with all the rights and entitlements as envisaged herein.
- 1.3 The Vendors shall be obliged to and hereby agree to cause and ensure that by purchasing the Subject Property, the Purchasers are entitled to the following:-
 - 1.3.1 the benefit of Minimum Assured FAR;
 - 1.3.2 the full free unfettered and unassailable rights and entitlements over or in respect of the Specified IAVC Common Areas and Installations in common with the owners and occupiers of the IAVC Complex.;
 - 1.3.3 the properties benefits and rights arising out of or upon compliance of the Continuing Obligations and Commitments save those to which the Developer becomes entitled under the Development Agreement;
- 2 **CONSIDERATION:** Save and subject to the terms contained in clause 5.1 and 5.2 hereto total consideration money payable by the Purchasers to the Vendors for the sale and transfer of the Subject Property shall be a sum of **Rs. 78,50,00,000/- (Rupees seventy eight lakhs fifty thousand) only.**
- 2.1 **UTILIZATION OF CONSIDERATION:** The Vendors have agreed that the part payments made by the Purchaser shall be firstly utilized for the repayment of the dues of the Security Holder and simultaneous release/redemption of the security/mortgage held by it and release of all original documents of title in respect of the Project Property held by it.

2.2 The Consideration shall be payable to the Vendors in the internal agreed proportion mentioned in column VI of the Second Schedule hereto.

3. PAYMENT OF CONSIDERATION:

3.1. At or before the execution of this Agreement, the Purchasers have paid to the Vendors a sum of Rs. 51,50,00,000/- (Rupees fifty one crores fifty lakhs) only as advance and/or part payment of the total consideration (the receipt whereof the Vendors do hereby as also by the receipt and memo hereunder written admit and acknowledge) subject to simultaneous release/redemption of the Affecting Security from the Security Holder and the delivery of original documents of title deposited with the Security Holder to the Developer in terms of the Development Agreement. In this regard, the Vendors shall also forthwith upon such payment obtain registered redemption and written release and no objection certificates and cause the satisfaction of the charge in respect of the Subject Property, if any, to be uploaded in the relevant official website of the Ministry of the Corporate Affairs in respect of the discharge.

3.2. Subject to force majeure, a further sum of Rs. ¹³ ~~51~~,00,00,000/- (Rupees ^{thirteen} ~~fifty one~~ crores) only out of the total consideration shall be paid by the Purchasers to the Vendors in installments as follows:-

(a) A sum of Rs.6,00,00,000/- (Rupees six crores), within 30 (thirty) days from the date of the execution hereof or 7 days from the receipt of the specific written consent from at least two-third of the allottees/flat owners of the IAVC Complex as hereinafter mentioned in this sub-clause, whichever date is later. In this regard it is clarified that as on the date of this Agreement, the Vendors through IREPL have already obtained the required specific written consent as envisaged in this Clause from ^{approximately 60%} number of allottees/flat owners of the IAVC Complex and the format of such specific written consent obtained by the Vendors through IREPL has been provided to the Purchasers and accepted by the Purchasers subject to clause 3.4 hereto. The Vendors through IREPL shall obtain the required remaining specific written consent in the same format as used prior to the date hereof..

(b) A sum of Rs.7,00,00,000/- (Rupees seven crores), within 60 (sixty) days from the date of the execution hereof or on receipt of revised fire plan by the said Developer in respect of the proposed construction of Buildings at the Project Property, whichever date is earlier. In case the application, processing or grant of such fire clearance certificate also requires any details or plans of the IAVC Complex or anything relating thereto, then the Vendors shall provide all such details and plans of IAVC Complex promptly and within 15 days of the Purchasers notifying the Vendors thereabout.

3.2.1 In this regard it is clarified that the payment of the amounts mentioned in clause 3.2 (a) and (b) by the Purchasers to the Vendors shall only be linked to the respective payment dates and/or the fulfilment of obligations as specifically mentioned in Clause 3.2 (a) and (b) above and shall not be impacted and/or linked to anything else whatsoever except if mutually agreed to in writing by the parties.

3.3 Subject to force majeure and subject to the Vendors not being in default in compliance of their obligations as contained herein, the balance of the total consideration for sale of the

Subject Property, being a sum of Rs. ~~₹~~¹⁴00,00,000/- (Rupees ~~fourteen~~^{fourteen} crores), shall be paid by the Purchasers to the Vendors within 7 (seven) days from the date of the Vendors obtaining and providing to the Purchasers the Consent to Establish from the pollution control board in respect of the Building Complex at the Project Property.

- 3.4 In case the Vendors duly comply with their obligations as mentioned in Clauses 3.2 hereinabove within the stipulated times therefor hereunder and the Purchasers fail, neglect or default in making payment of any of the aforesaid instalment payment/s of the balance consideration within the respective date for payment as mentioned in Clause 3.2 or in case the Vendors duly comply with their obligations under this agreement within the stipulated dates hereunder and the Purchasers fail, neglect or default in making payment of any of the aforesaid instalment payment/s of the balance consideration within the respective date for payment as mentioned in Clause 3.3 above, then and in such event, the Purchasers shall pay to the Vendors interest @ 15% (fifteen percent) per annum or part thereof for the entire period of delay, which shall be computed from the date the instalment payment became payable till the date of actual payment.
- 3.5 Notwithstanding the acceptance by the Purchasers to the format used by the Vendors for obtaining the specific written consent as per clause 3.2(a), the Vendors shall always remain responsible to deal with any objections or claims raised by the allottees/flat owners of the IAVC Complex affecting the utilization of the FAR, Green Building FAR, constructible area in respect of Project Property by showing the Project Property and the IAVC Lands as conjoint and having access from Main Road (Mahishbathan Road); and/or utilization of the available and unutilized sanctionable FAR, Green Building FAR, constructible area in respect of the IAVC Land, in the said sanction plans for the development of the Project Property and/or for use of the Specified IAVC Common Areas and Facilities by the Vendors, the Contiguous Property Owners, the Developer and the Transferees of the Building Complex at the Project

4 OBLIGATIONS OF VENDORS:

- 4.1 **TITLE RELATED:** The Vendors shall at their own costs and expenses be liable and obliged to do and carry out the following obligations:-
- 4.1.1 To make out good marketable and bankable title to the Subject Property. The Vendors shall, within 7 (seven) days of receiving the Requisitions-on-Title that may be made out by the Purchasers or its advocate, answer the same. The Vendors shall be solely responsible for any defect or deficiency in title of the Subject Property. Any objection or claim of any person in respect of the Subject Property shall be dealt with and promptly settled and cleared by the Vendors. In case any person institutes any legal proceedings against the Vendors, the Purchasers and/or their nominee/s or any other person in respect of the Subject Property or any part thereof, the Vendors shall be liable to get the same withdrawn and/or dismissed within 60 days of its occurrence or coming to the knowledge of the Vendors either directly or by written notice from the Purchasers or the Developer or any other person with extension of another 30 days if necessary.
- 4.1.2 In case any Encumbrance is found to effect the Subject Property, the Vendors shall be liable to clear the same at their own costs and expenses. Further, the Vendors shall, at their costs and expenses, be liable to rectify any defects/errors/omissions in the title or in any representation made in respect of

the Subject Property as aforesaid or in the records of any person or authority in respect of the Subject Property.

- 4.1.3 To cause proper and upto date Annual Valuation and assessment of taxes by the Bidhannagar Municipal Corporation and other public authorities in respect of the Subject Property within 30 days from the date of the Bidhannagar Municipal Corporation commencing assessment of taxes in respect of the properties in Mouza Thakdari and Mahishbathan and to simultaneously therewith pay and clear all taxes including interest or penalty that may arise in respect thereof for the period till the date of execution hereof.
- 4.1.4 To pay and clear land revenue, electricity charges and all other taxes and outgoings in respect of the Subject Property till the date of this Agreement within 30 days from the date of execution hereof.
- 4.1.5 In case any other permissions and clearances or certificates under any law or amendment made hereafter are required for completion of sale of the Subject Property envisaged hereunder, to apply for and obtain the same at the cost of the Purchasers.
- 4.1.6 To pay and clear any other individual taxes or liabilities if connected with the Subject Property.
- 4.1.7 To cause and ensure that the entirety of the Subject Property meets the said attributes as per clause 1.3 and its sub-clauses above.
- 4.2 LAND IMPROVEMENT RELATED:** The Vendors shall jointly with the Contiguous Land Owners and at no cost to the Purchaser, be liable for and shall comply with the following obligations pertaining to the future development of the Project Property:
- 4.2.1 To comply with the obligations of the Vendors as contemplated in clause 3.2(a) within 15 days from the date of execution hereof.
- 4.2.2 To comply with the obligations of the Vendors as contemplated in clause 3.2(b) within 15 days from the date of being required by the Purchasers or the Developer.
- 4.2.3 To cause mutation, if found to be not done, in the name of the Vendors and the Contiguous Land Owners in respect of the Project Property in the Land Records of the BLLRO and satisfy the Purchasers fully about proper mutation and conversion of land of the Project Property (in the Land Records of the BLLRO) within 30 days from the date of execution hereof.
- 4.2.4 Ensure no disturbance obstruction or interference in erection of boundary walls/fencing by the Purchasers/Developer to cause proper demarcation of Project Property.
- 4.2.5 Provide the written confirmation and consent of the Security Holder approving the Development Agreement, this agreement and the Deed of Conveyance to be executed in pursuance hereof simultaneously with the execution hereof.
- 4.3 SANCTION PLAN RELATED :** The Vendors shall upon joining the Contiguous Land Owners, the IAVC Land Owners and IREPL obtain from Bidhannagar Municipal Corporation and other appropriate authority, sanction of the plans prepared and provided

by the Developer to them for sanction in terms of the Development Agreement within 2 months of the Developer providing the approved revised Fire Plans.

- 4.4 PCB CONSENT RELATED :** The Vendors shall jointly with the Contiguous Land Owners and the IAVC Land Owners obtain the necessary approvals and Consent to Establish from the Pollution Control Board or other environment authority within three months from the date of payment of sanction fee in respect of the Building Plans envisaged in clause 4.3 above.
- 4.5 IGBC RELATED:** Ensure that permissions, approvals, no objections and/or clearances, as the case may be, in respect of IGBC (Green clearance) in respect of Project Property and compliance of WBPCB requirements are obtained within 60 days from the date of execution hereof.
- 4.6** The obligations contained in clauses 4.1 to 4.5 and their sub-clauses (if any) shall, unless otherwise expressly mentioned therein, be complied with by the Vendors within 60 days from the date of execution hereof or within 30 days of the situation arising therefor.

5 CHANGE IN MINIMUM ASSURED FAR:

- 5.1 REDUCTION:** In case the sanctioned building constructible area as sanctioned in the Building Plans in respect of the Project Property is or becomes less than Minimum Assured FAR, then without prejudice to the rights and remedies of the Purchasers under clause 7.1 and its sub-clauses thereto, the total Consideration amount mentioned in clause 2 above payable by the Purchasers to the Vendors shall be reduced as follows:-

Sl. No.	Minimum Assured FAR	Change in Minimum Assured FAR area	Change in Agreed Ratio
(i)	7,70,324 Square feet	Reduced but not resulting in the area being less than 7,31,808 Square feet	No change
		On reduction of every Square feet (or part) below 7,31,808 Square feet	Price reduction by Rs. 1275/- (Rupees one thousand two hundred seventy five) only per Square feet for the reduction below 7,31,808 Square feet

- 5.2 INCREASED SANCTION:** In case the sanctioned building constructible area as sanctioned in the Building Plans in respect of the Project Property is more than Minimum Assured FAR, then the total Consideration amount mentioned in clause 2 above payable by the Purchasers to the Vendors shall be increased as follows:-

Sl. No.	Minimum Assured FAR	Change in Minimum Assured FAR area	Change in Agreed Ratio
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(a)	7,70,324 Square feet	Increased but not resulting in the area being increased beyond 8,08,840 Square feet	No change
		On increase of every Square feet (or part) above 808840 Square feet	Price increase by Rs. 1275/- (Rupees one thousand two hundred seventy-five) per Square feet for the increase above 8,08,840/- Square feet

- 5.3** In case of increase or reduction of Consideration as per the above clause 5.1 or 5.2, the amount of increase if applicable shall be payable with the next due amount or the amount of reduction if applicable shall be refunded by the Vendors to the Purchaser within 15 days and/or be adjusted protanto with the next payment by the Vendors.
- 5.4 EXCLUSION TO CHANGE OF MINIMUM ASSURED FAR:** Notwithstanding anything contained in clause 5.1 and 5.2 above, it is expressly agreed by and between the parties as follows:-
- 5.4.1 that in the event the non sanction of Building Plans with Minimum Assured FAR is due to reduction of now prescribed Floor Area Ratio (FAR) either by new municipal building rules or by amendment of existing municipal building rules by building plan sanctioning authorities including but not limited to BMC, Zilla Parishad, NKDA, UD, as applicable coming into force hereafter but within the stipulated date for sanction of plans mentioned herein, then there shall be no reduction in the total consideration as per clause 5.1 hereto. Nothing contained herein shall affect the rights of the Developer or at the instance of the Developer by any other party required by the Developer to challenge such new law or amendment to the extent effecting the Minimum Assured FAR.
- 5.4.2 that in the event the fire department while considering the building plans already approved by the parties to the Development Agreement, approves a plan less than Minimum Assured FAR and the same is accepted by the Developer either upon challenging the same or otherwise, then there shall be no change in the total consideration as per clause 5.1 hereto for such reduction and the reduced area approved by the fire department shall then be taken as the Minimum Assured Area for the purpose of Clause 5.1 hereto.
- 5.4.3 that in the event any increase in the Minimum Assured FAR is due to increase of now prescribed Floor Area Ratio (FAR) either by new municipal building rules or by amendment of existing municipal building rules coming into force hereafter but within the stipulated date for sanction of plans mentioned herein, then there shall be no increase in the total consideration as per clause 5.2 hereto.
- 5.4.4 It is expressly agreed and clarified that except only for the situations mentioned in clause 5.4.1 to 5.4.3, in all other circumstances resulting in decrease or increase of Minimum Assured FAR, the provisions of clause 5.1 and 5.2 shall apply.





6 OTHER TERMS AND CONDITIONS:

- 6.1 It is recorded that the Vendors have at or before the execution hereof delivered symbolic possession of the Subject Property to the Purchasers subject to the actual possession of the same by the Developer under and in terms of the Development Agreement.
- 6.2 At any time hereafter as the Purchasers may desire, the sale envisaged herein shall be completed by the Vendors in favour of the Purchasers and/or their nominee/s by executing and registering the deed or deeds of conveyance in respect thereof. If on such date any obligations of the parties remain unfulfilled, such sale shall be subject to the obligation of the party concerned to fulfill the same including as regards future obligation of payment of consideration remaining unpaid as per the terms and conditions contained in this Agreement for Sale.
- 6.3 The draft of the deeds of conveyance is approved and annexed and shall be executed and registered at appropriate time with such factual modifications as may be required by the Purchasers at the material time. Any other documents to be executed in pursuance hereof shall be as prepared by the Purchasers' Advocates and the Vendors shall approve the same within 7 (seven) days of receiving the drafts.
- 6.4 It is clarified that the sale of the Subject Property shall be completed by Vendors in terms of clause 6.2 above but despite such completion of sale, the Vendors shall in addition to any other obligation as envisaged in clause 6.2 above, continue to be also liable for the Continuing Obligations and Commitments which remain unfulfilled from time to time and the deed or deeds of conveyance to be executed in pursuance hereof shall contain the obligations of the Vendors in respect of the Continuing Obligations and Commitments and the securities connected thereto that the Purchasers may deem fit and proper.
- 6.5 With effect from the date hereof, the Vendors shall not be entitled to deal with, let out, encumber, sell, transfer, or enter into any negotiations or agreement or transfer document concerning the Subject Property or any part thereof with any other person or part with possession of the same to any other person.
- 6.6 The Vendors shall cause to be joined all persons necessary for conferring further and better title of the Subject Property to the Purchasers.
- 6.7 All incomings and outgoings in respect of the Subject Property till the date of this Agreement shall be for and to the account of the Vendors and for the period thereafter shall be for and to the account of the Purchasers.
- 6.8 No amendment or modification of this Agreement or any part thereof shall be valid and effective unless it is by an instrument in writing executed by the Parties hereto.

7 DEFAULTS:

- 7.1 In addition to and without prejudice to the other consequences of defaults as stipulated elsewhere herein it is expressly agreed that in case the Vendors fail and/or neglect to comply with their obligations mentioned in this Agreement in the manner or within the period stipulated therefor, then the Purchasers shall give a notice to the Vendors thereabout and in case the Vendors fail to remedy the delay, default or breach within 30 days of receiving such notice, the Vendors shall be liable to pay to the Purchasers interest as per clause 7.3 below and without affecting the said liability of the Vendors to

pay such interest, the Purchasers shall be entitled to take any one or more of the following recourses in any priority or order as the Purchasers shall deem fit and proper:-

- 7.1.1 To exclude the portion or portions as may be the subject matter of such default from being part of the Subject Property and to purchase the balance portion. In case of any such exclusion, the Consideration payable hereunder by the Purchasers to the Vendors shall be reduced prorate.
- 7.1.2 To sue the Vendors for specific performance of the contract and/or damages.
- 7.1.3 To cancel the contract envisaged herein in respect of whole or part of the Subject Property and in such event the consequences of Cancellation as envisaged in Clause 7.3 shall be followed.
- 7.2 In connection with the provisions of clause 7.1 hereinabove, it is agreed by the parties that in case of any failure of the Vendors is owing to any act or omission of any Contiguous Land Owners or IREPL or owners or occupiers of IAVC Complex, then for the purpose of this agreement, such failure and/or neglect shall be deemed to be and construed to be the failure and/or neglect of the Vendors.
- 7.3 It is expressly agreed that the interest as contemplated in clause 7.1 above shall, in case of there being or arising injunction, status quo, stoppage, stay or other non compliance affecting the progress or activity of the obligations of the Vendors hereunder, be calculated @15% per annum or part thereof on all amounts paid by the Purchasers to the Vendors until then and payable till the affected period. Furthermore, no interest shall be payable in case of the event of delay or default being remedied by the Vendors to the satisfaction of the Developer within the period of 90 days of the occurrence of the same coming to the knowledge of the concerned Vendors or any of them either directly or by notice in writing given by the Purchaser or any other party hereto to the Vendors or any of them.
- 7.4 If the Purchaser claims interest by resorting to a reason falling within the expression 'other non compliance' used in clause 7.3 and the Vendors do not agree with the same, the decision of the Arbitration Tribunal on the said question shall be final and binding on the parties.
- 7.5 **CONSEQUENCES OF CANCELLATION:** In case the Purchasers cancels this Agreement, then notwithstanding anything elsewhere to the contrary contained in this Agreement the following consequences shall apply:
- 7.5.1 Any cancellation affecting part of the Subject Property shall not affect the continuance of this Agreement in respect of the remaining parts of the Subject Property.
- 7.5.2 The entire amounts on any account paid or incurred by the Purchasers to the Vendor together with interest@ 15% (fifteen percent) per annum thereto shall immediately and in any event within 30 (thirty) days of being demanded by the Purchasers, become refundable by the Vendors to the Purchasers and upon such refund being made, the Purchasers shall have no right, title, interest and/or claim in respect of the Subject Property.
- 7.5.3 Nothing contained in the last preceding sub-clauses shall affect the other rights and remedies of the Purchasers.

- 7.6 **CLARIFICATION** : For removal of doubts it is clarified that the consequences mentioned in clause 7.1 to 7.3 hereto shall not affect the operation of clauses relating to change of Agreed Ratio, the guarantees and adjustment etc., under clause 6 and its sub-clauses of this Agreement.
- 7.7 **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.
- 7.8 **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 Other Party at any time. Furthermore, the liability of the Vendors to pay interest at the rate and in terms of the other Clauses of this agreement shall continue for the entire duration until payment/repayment of the entire dues irrespective of the exercise of the other remedies by the defaulting party and without affecting the other liabilities of the defaulting party hereunder.
- 8 All notices to be served hereunder by any of the Parties on the other shall be deemed to have been served by registered/speed post with acknowledgment 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 post without the same being served. None of the Parties shall raise any objection as to service of the notice deemed to have been served as aforesaid.
- 9 **ARBITRATION**: In case there arises any dispute or difference between the parties, the same shall at first be attempted to be reconciled through the process of mediation and each party shall provide its best efforts in such reconciliation.
- 9.1 If any dispute or difference is not reconciled through mediation as aforesaid, then all such disputes or differences between the parties hereto regarding the constructions or interpretation of any of the terms and conditions herein contained or touching these presents and/ or the Subject Property or determination of any liability shall be referred to arbitration ~~of Mr. [redacted] as the Sole Arbitrator~~ 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 or enactment for the time being in force. In connection with the said arbitration, the parties have agreed and declared as follows:
- 9.1.1 In case the Arbitration Tribunal shall consist of three persons, then the Vendors shall nominate one person, the Purchasers shall nominate one person and the third person shall be appointed by appropriate Court having jurisdiction.
- 9.1.2 The Arbitration Tribunal shall have summary powers and will be entitled to lay down their own procedure.
- 9.1.3 The Arbitration Tribunal will be at liberty to give interim orders and/or directions.
- 9.1.4 The Arbitration Tribunal shall be entitled to rely on oral submissions made by the parties and to pass awards and/or directions based on such oral submissions.
- 9.1.5 The seat of arbitration shall be Kolkata alone and the language used shall be English alone.

- 10 **JURISDICTION:** Only the Courts within the Jurisdiction of 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.

THE FIRST SCHEDULE ABOVE REFERRED TO:
(SUBJECT PROPERTY)

ALL THAT pieces or parcels of land with rooms, dwelling units and other structures on parts thereof containing a land area of 2.653911 acre or 265.3911 Satak be the same a little more or less situate lying at and being the portion of R.S. and L. R. Dag Nos. 490, 549, 550, 551, 552, 553, 554, 555, 560, 561, 562 in Mouza Mahishbathan and R.S and L.R. Dag Nos. 918, 929 in Mouza Thakdari (as described below) J. L. Nos. 18 and 19 respectively, Police Station Electronics Complex (formerly Bidhannagar East) comprised within Bidhannagar Municipal Corporation, District North 24 Parganas, Pin – 700102

RS Dag Number	LR Dag and Khatian Number	Total Area in Dag (in acre)	Area of Dag being subject matter of sale (in acre)
Dag No. 490	Dag No. 490 recorded in Khatian Nos. 1980, 1979, 1422, 1974, 1978 and 1981	7.30	0.403
Dag No. 549	Dag No. 549 recorded in Khatian No. 1198	0.11	0.01222
Dag No. 550	Dag No. 550 recorded in Khatian No. 1887	0.04	0.01
Dag No. 551	Dag No. 551 recorded in Khatian No. 1885	0.11	0.0275
Dag No. 552	Dag No. 552 recorded in Khatian Nos. 1889 and 1891	0.22	0.0699
Dag No. 553	Dag No. 553 recorded in Khatian Nos. 1886 and 1888	0.22	0.0799
Dag No. 554	Dag No. 554 recorded in Khatian Nos. 2113, 2036 and 2037	0.18	0.14565
Dag No. 555	Dag No. 555	0.67	0.413241

	recorded in Khatian Nos. 1781, 1782, 1780, 2041 and 1259		
Dag No. 560	Dag No. 560 recorded in Khatian Nos. 1320 and 2112	0.14	0.14
Dag No. 561	Dag No. 561 recorded in Khatian Nos. 1892, 1416, 1417 and 1752	0.61	0.04313
Dag No. 562	Dag No. 562 recorded in Khatian Nos. 1862, 1861, 2007, 2006, 1863, 1864, 1860, 1859 and 1858	0.27	0.2314
Dag No. 918	Dag No. 918 recorded in Khatian Nos. 688, 685, 686, 689, 720, 722, 721 and 723	2.54	0.92388
Dag No. 929	Dag No. 929 recorded in Khatian Nos. 682, 683 and 696	0.53	0.15409
		Total:-	2.653911

The Subject Property is delineated in the plan annexed hereto duly bordered thereon in "RED" and the same is butted and bounded as follows.

- Now*
- On the **North**: Partly by each of Public Road ^{Leading to Pokerait Road (Mahishbathan)} and IAVC Complex.
- On the **South**: Partly by IAVC Complex and partly by Dag Nos. 928, 929, 555, 554, 557, 558, 559, 562,
- On the **East**: Partly by each of Public road, IAVC Complex, Dag Nos. 554, 557, 558, 559 and 562, and,
- On the **West**: Partly by IAVC Complex, Dag Nos. 929, 555, 554 and 561 and by remaining portion of contiguous land owners.

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished. **BE IT MENTIONED** that the total constructed area at the Subject Property which contains several old residential rooms and structures, with cemented flooring, is admeasuring 2300 square feet more or less.

THE SECOND SCHEDULE ABOVE REFERRED TO:**(RESPECTIVE PORTIONS)**

SI No.	Name of Vendor	Area in acre	L.R. Dags (full or part)	L.R. Khatian	Internal percentage in Agreed Ratio
I	II	III	IV	V	VI
i.	EMPEROR HOUSING PRIVATE LIMITED	10	490	1980	3.77%
ii.	EMPEROR INFRANIRMAN PRIVATE LIMITED	10	490	1979	3.77%
iii.	AQUAVIEW PROJECTS PRIVATE LIMITED (formerly Ideal Canopy Projects Private Limited)	9.02	490	1422	3.40%
iv.	EMPEROR HEIGHTS PRIVATE LIMITED	9.18	490 (8.18 satak), 562 (1 satak)	1974, 1858	3.46%
v.	EMPEROR APPARTMENTS PRIVATE LIMITED	1.55	490	1978	0.58%
vi.	EMPEROR MANSSION PRIVATE LIMITED	1.55	490	1981	0.58%
vii.	(SMT.) DIVYA HIMATSINGHKA	1.222	549	1198	0.46%
viii.	EMPEROR ABASAN PRIVATE LIMITED	1	550	1887	0.38%
ix.	EMPEROR AWAS PRIVATE LIMITED	2.75	551	1885	1.04%
x.	EMPEROR COMPLEX PRIVATE LIMITED	7.025	552 (3.495 satak), 562 (1 satak), 53 satak)	1889, 1861	2.65%

xi.	EMPEROR ENCLAVE PRIVATE LIMITED	7.495	552 (3.495 satak), 562 (4 satak)	1891, 1862	2.82%
xii.	EMPEROR HIRISE PRIVATE LIMITED	3.995	553	1888	1.51%
xiii.	EMPEROR HOMES PRIVATE LIMITED	3.995	553	1886	1.51%
xiv.	EXULT TOWERS PRIVATE LIMITED	8.935	554 (5.63 satak), 562 (3.305 satak)	2037, 2006	3.37%
xv.	EXULT PROPERTY DEVELOPERS PRIVATE LIMITED	12.24	554 (8.935 satak), 562 (3.305 satak)	2036, 2113, 2007	4.61%
xvi.	EMPEROR PROMOTERS PRIVATE LIMITED	6	555	2041	2.26%
xvii.	IDEAL AWAS PRIVATE LIMITED	3.2661	555	1259	1.23%
xviii.	EXULT DEVCON PRIVATE LIMITED	10.686	555	1781	4.03%
xix.	EXULT REALCON PRIVATE LIMITED	10.686	555	1782	4.03%
xx.	IDEAL GARDENS SERVICES PRIVATE LIMITED	10.686	555	1780	4.03%
xxi.	IDEAL INFRACON PRIVATE LIMITED	11.55	560	1320	4.35%
xxii.	GREENVIEW INFRAPROPERTIES PRIVATE LIMITED	2.45	560	2112	0.92%
xxiii.	IDEAL NICE PLAZA PRIVATE LIMITED	2	562	1859	0.75%
xxiv.	IDEAL NIWAS PRIVATE LIMITED	2	562	1860	0.75%

xxv.	IDEAL SILVERLINE BUILDCON PRIVATE LIMITED	2	562	1863	0.75%
xxvi.	IDEAL ORCHID NIRMAN PRIVATE LIMITED	2	562	1864	0.75%
xxvii.	EXULT LEISURE PRIVATE LIMITED	11.25	918	721	4.24%
xxviii.	EXULT INN PRIVATE LIMITED	11.25	918	722	4.24%
xxix.	EXULT HOSPITALITY PRIVATE LIMITED	11.25	918	720	4.24%
xxx.	EXULT COTTAGE PRIVATE LIMITED	11.25	918	723	4.24%
xxxi.	IDEAL ESTATES PRIVATE LIMITED	12.06	918	688	4.54%
xxii.	EXULT ACCOMMODATION PRIVATE LIMITED	11.776	918	689	4.44%
xxiii.	EXULT BOARDING HOUSE PRIVATE LIMITED	11.776	918	685	4.44%
xxiv.	EXULT GUEST HOUSE PRIVATE LIMITED	11.776	918	686	4.44%
xxv.	EXULT LODGING PRIVATE LIMITED	6.187	929	682	2.33%
xxvi.	EXULT RESORT PRIVATE LIMITED	6.187	929	683	2.33%
xxvii.	ANJANI PROPERTIES PRIVATE LIMITED	3.035	929	696	1.14%
xxviii.	IDEAL GRACE INFRACON PRIVATE LIMITED	4.313	561	1417	1.62%
		265.3911			

THE THIRD SCHEDULE ABOVE REFERRED TO:
(Vendors' Continuing Obligations and commitments)

1. **MARKETABLE TITLE:** The Vendors shall make out and keep and maintain, at their costs, good marketable title to the Subject Property. The Vendors shall ensure that the Subject Property and every part thereof meets the Assured Attributes (as defined in the Development Contracts).
2. **FREE OF ENCUMBRANCES:** The Subject Property and each part thereof is and shall be free of and from of Encumbrances and in case any Encumbrance arises or is detected in respect of the Subject Property or any part thereof at any time or in case any defect or deficiency in the title of the Subject Property arises or is detected at any time or there is any claim of possession or occupation or other adverse claims of any nature whatsoever or howsoever by any person in respect of the Subject Property or any part thereof at any time, the same shall be promptly rectified and cured by the Vendors.
3. **POSSESSION:** Before delivering possession to the Developer under the Development Agreement, the Vendors have represented vacant and peaceful possession khas possession of the Vendors in respect thereof. In case of there being any claim of possession by any person in respect of any portion of the Subject Property, the same shall be dealt with and cleared by the Vendors by ensuring that there is no impediment or interference in the development and other works of the Purchaser hereunder in any manner.
4. **DIRECT ACCESS:** The Subject Property has and shall continue to have direct access from the multiple sources being primarily full free and unfettered right of ingress, egress and passage from and to Mahisbathan Road of men materials vehicles or utilities along under or over the passages and driveways comprised in the Specified IAVC Common Areas and Facilities and also from the abutting more than 8 metre wide public road on its north side and the Vendors shall cause and ensure the same.
5. **OUTSTANDING TAXES:** The Vendors shall pay and clear government dues, municipal tax, Khajana, if any outstanding in respect of the Subject Property up to the date of this Agreement.
6. **BOUNDARY WALLS:** The Vendors have represented that the boundary walls protecting the Project Property (substantially permanent and partly temporary in nature) are owned by and belong to the Vendors. Any contrary claim shall be dealt with and cleared by the Vendors by ensuring that there is no impediment or interference in the development and other works of the Purchaser hereunder in any manner.
7. **DEFECTS & ERRORS:** In case of any errors, defects, discrepancies, omissions, inconsistencies and/or mis-description in any document of title, mutation, conversion, clearances or in any other recording is detected in the records of the said Bidhannagar





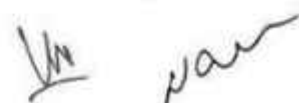
Municipal Corporation, B.L.&L.R.O or any other Appropriate Authorities including as regards the area of land and/or the nature of recorded use for the purpose of development envisaged herein or otherwise, the Vendors shall at their own cost solve the same.

8. **LOCAL DISPUTES:** In case of any local disputes and disturbances in connection with the Ownership, title and possession of the Subject Property, the Vendors shall deal with and remove the same.

THE FOURTH SCHEDULE ABOVE REFERRED TO:
(DEVOLUTION OF TITLE)

1. **Re : R.S. AND L.R. DAG NO. 490 # Subject Area – 0.403 acre (“Dag 490 Property”):**
- 1.1 By a Deed of Partition dated 17th April 1990 made between Krishna Pramanik, Bhupen Pramanik, Supen Pramanik, Balaram Pramanik, Kanai Pramanik, Nimai Pramanik as the First Party therein, Abodh Chandra Pramanik, Sushil Chandra Pramanik, Anil Kumar Pramanik, Gobinda Pramanik, Sailen Pramanik, Soumen Pramanik, Somenath Pramanik, Sambhunath Pramanik, Narayani Mondal, Maya Mondal, Dayarani Pramanick and Gita Pramanik as the Second Party therein and Panchanan Pramanik as the Third Party therein and registered with the District Registrar Barasat, in Book No. 1, Volume No. 35 Pages 298 to 325 Being No. 2286 for the year 1990 **ALL THAT** piece or parcel of land contained in a R.S. Dag No. 490 recorded in R.S. Khatian No. 10 in Mouza Mahishbathan, was partitioned by metes and bounds and the said Panchanan Pramanik therein was allotted solely and to the exclusion of the other parties thereto, **All That** a divided and demarcated portion containing an area of 298.5 Satak or 2.985 acre more or less out of the same (hereinafter referred to as “the **Dag 490 Larger Plot**”), absolutely and forever.
- 1.2 By four Indentures of Conveyance, the said Panchanan Pramanik sold a total of 0.403 acre more or less being a divided and demarcated portion out of the Dag 490 Larger Plot as follows:-
- 1.2.1 By Indenture dated 24th August, 1995 and registered with the District Registrar, North 24 Parganas in Book No. 1, Volume No. 99 Pages 303 to 309 Being No. 5443 for the year 1995, one Shree Nath Maheswary was for the consideration therein mentioned sold **All That** portion measuring 10.51 satak more or less out of the Dag 490 Larger Plot and another Dag No. 489, absolutely and forever.
- 1.2.2 By Indenture dated 28th September, 1995 and registered with the District Registrar Barasat in Book No. 1, Volume No. 2, Pages 167 to 174 Being No. 6430 for the year 1995, one Shyama Devi Mimani was for the consideration therein mentioned sold **All That** portion measuring 9.035 satak more or less out of the Dag 490 Larger Plot, absolutely and forever.
- 1.2.3 By Indenture dated 2nd February, 2008 and registered with the District Sub-Registrar - II, North 24 Parganas in Book No. 1, Volume No. 4 Pages 15857 to 15864 Being No. 03290 for the year 2008, one Canopy Projects Private Limited was for the consideration therein mentioned sold **All That** portion measuring 11.55 satak more or less out of the Dag 490 Larger Plot, absolutely and forever.

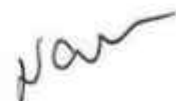
- 1.2.4 By an Indenture of Conveyance dated 2nd February, 2008 and registered with the District Sub-Registrar-II, North 24 Parganas in Book No. I, Volume No. 5 Pages 4355 to 4367 Being No. 03565 for the year 2008, one Canopy Infrastructure Development Private Limited was for the consideration therein mentioned sold **All That** portion measuring 11.55 satak more or less out of the Dag 490 Larger Plot, absolutely and forever.
- 1.3 By an Indenture of Conveyance dated 7th April, 2010 and registered with the Additional District Sub Registrar Bidhannagar in Book No. I Volume No. 6 Pages 4980 to 4991 Being No. 03547 for the year 2010, the said Shyama Devi Mimani for the consideration therein mentioned sold conveyed and transferred unto and to one Ideal Canopy Projects Private Limited (subsequently renamed as Aquaview Projects Private Limited, the Vendor No. 1.3 hereto) with a fresh certificate of incorporation consequent to change of name issued by the Registrar of Companies on 9th May 2011) **All That** a portion measuring 9.02 satak more or less out of her portion of the Dag 490 Larger Plot, absolutely and forever. The said Ideal Canopy Projects Private Limited got its name mutated in respect of its purchased land under L.R. Khatian No. 1422.
- 1.4 By an Indenture of Conveyance dated 7th April 2010 and registered with the Additional District Sub Registrar Bidhannagar in Book No. I, Volume No. 6, Pages 4968 to 4979, Being No. 03545 for the year 2010, the said Shree Nath Maheshwary for the consideration therein mentioned sold conveyed and transferred unto and to one Arun Kumar Maheshwari (HUF) **All That** a portion measuring 8.18 satak more or less out of its portion of the Dag 490 Larger Plot, absolutely and forever.
- 1.5 By an Indenture of Conveyance dated 24th December, 2015 and registered with the Additional Registrar of Assurances- -IV, Kolkata in Book No. I, Volume No. 1904-2015 Pages 112132 to 112163 being No. 190403213 for the year 2015, the said Canopy Projects Limited for the consideration therein mentioned sold conveyed and transferred unto and to one Emperor Appartments Private Limited (the Vendor No. 1.5 hereto) **All That** a portion measuring 1.55 satak more or less out of its portion of the Dag 490 Larger Plot, absolutely and forever. The said Emperor Appartments Private Limited got its name mutated in respect of its purchased land under L.R. Khatian No. 1978
- 1.6 By an Indenture of Conveyance dated 24th December, 2015 and registered with the Additional Registrar of Assurances -IV, Kolkata in Book No. I, Volume No. 1904-2015 Pages 112164 to 112195 being No. 190403214 for the year 2015, the said Canopy Infrastructure Development Private Limited for the consideration therein mentioned sold conveyed and transferred unto and to one Emperor Manssion Private Limited (the Vendor No. 1.6 hereto) **All That** portion measuring 1.55 satak more or less out of its portion of the Dag 490 Larger Plot, absolutely and forever. The said Emperor Manssion Private Limited got its name mutated in respect of its purchased land under L.R. Khatian No. 1981.
- 1.7 By an Indenture of Conveyance dated 24th December, 2015 and registered with the Additional Registrar of Assurances -IV, Kolkata in Book No. I, Volume No. 1904-2015 Pages 112196 to 112223 being No. 190403215 for the year 2015, the said Canopy Infrastructure Development Private Limited for the consideration therein mentioned sold conveyed and transferred unto and to one Emperor Housing Private Limited (the Vendor No. 1.1 hereto) **All That** a portion measuring 10 satak more or less out of its portion of the Dag 490 Larger Plot, absolutely and forever. The said Emperor Housing Private

Limited got its name mutated in respect of 8 Sataks more or less out of its purchased land under L.R. Khatian No. 1980.

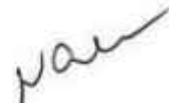
- 1.8 By an Indenture of Conveyance dated 24th December, 2015 and registered with the Additional Registrar of Assurances -IV, Kolkata in Book No. 1, Volume No. 1904-2015 Pages 112681 to 112706 being No. 190403228 for the year 2015, the said Canopy Projects Limited for the consideration therein mentioned sold conveyed and transferred unto and to one Emperor Infranirman Private Limited (the Vendor No. 1.2 hereto) **All That** a portion measuring 10 satak more or less out of its portion of the Dag 490 Larger Plot, absolutely and forever. The said Emperor Infranirman Private Limited got its name mutated in respect of 8 Sataks more or less out of its purchased land under L.R. Khatian No. 1979.
- 1.9 By an Indenture of Conveyance dated 24th December, 2015 and registered with the Additional Registrar of Assurances - IV, Kolkata in Book No. 1, Volume No. 1904-2015 Pages 112397 to 112425 being No. 190403230 for the year 2015, the said Arun Kumar Maheshwari (HUF) for the consideration therein mentioned sold conveyed and transferred unto and to one Emperor Heights Private Limited (the Vendor No. 1.4 hereto) **All That** a portion measuring 8.18 satak more or less out of its portion of the Dag 490 Larger Plot, absolutely and forever. The said Emperor Housing Private Limited got its name mutated in respect of its purchased land under L.R. Khatian No. 1974.
- 2 **Re : R.S. AND L.R. DAG NO. 549 # Subject Area – 0.01222 acre (“Dag 549 Property”):**
- 2.1 One Suchitra Naskar (since deceased) was seized and possessed of and well and sufficiently entitled as the sole and absolute owner of, amongst other properties, **ALL THAT** the Dag 549 Property.
- 2.2 The said Suchitra Naskar died intestate leaving him surviving his wife namely Uma Naskar (since deceased), three sons namely Sukanta Naskar, Susanta Naskar, Paresh Naskar and three daughters namely Anita Baidya, Lolita Mondal and Kalika Mondal as his only heirs and legal representatives who upon his death inherited and became entitled to his entire undivided share in the Dag 549 Property in equal shares absolutely.
- 2.3 The said Uma Naskar died intestate leaving her surviving her three sons namely Sukanta Naskar, Susanta Naskar, Paresh Naskar and three daughters namely Anita Baidya, Lolita Mondal and Kalika Mondal as her only heirs and legal representatives who upon her death inherited and became entitled to her entire undivided share in the Dag 549 Property in equal shares absolutely.
- 2.4 By an Indenture of Conveyance dated 18th January, 2018 and registered with the Additional District Sub Registrar Bidhannagar in Book No. 1 Volume No. 1504-2018 Pages 4988 to 5026 Being No. 150400121 for the year 2018, the said Sukanta Naskar, Sushanta Naskar, Paresh Naskar, Anita Baidya, Lolita Mondal and Kalika Mondal for the consideration therein mentioned sold conveyed and transferred unto and to one Divya Himatsingka (the Vendor No. 1.7 hereto) **All That** Dag 549 Property, absolutely and forever. The said Divya Himatsingka got its name mutated in respect of its purchased land under L.R. Khatian No. 1198.





- 3 **Re : R.S. AND L.R. DAG NO. 550 # Subject Area – 0.01 acre (“Dag 550 Property”):**
- 3.1 One Suchitra Naskar, Brihaspati Pramanik, Kumar Putul Naskar and Dasarathi Naskar were seized and possessed of and well and sufficiently entitled as the full and absolute owners to **ALL THAT** the entire R.S. Dag No. 550 containing an area of 4 satak in the said Mouza Mahishbathan(hereinafter referred to as the “**Dag 550 Larger Plot**”).
- 3.2 By an Indenture of Conveyance dated 5th November, 2002 and registered with the Additional Registrar of Assurances - II, Calcutta in Book No. I Volume No. 3 Pages 1 to 17 Being No. 05567 for the year 2002, the said Suchitra Naskar, Brihaspati Pramanik, Kumar Putul Naskar and Dasarathi Naskar for the consideration therein mentioned sold conveyed and transferred unto and to one Pampa Das and Siladitya Das **All That** the entire R.S. Dag No. 550, absolutely and forever.
- 3.3 By an Indenture of Conveyance dated 20th April, 2010 and registered with the Additional District Sub Registrar Bidhannagar in Book No. I Volume No. 7 Pages 283 to 294 Being No. 03980 for the year 2010, the said Pampa Das for the consideration therein mentioned sold conveyed and transferred unto and to one Green Grid Projects Private Limited and Lokesh Golchha **All That** portion measuring 2 Satak more or less out of the Dag 550 Larger Plot, absolutely and forever.
- 3.4 By an Indenture of Conveyance dated 24th December, 2015 and registered with the Additional Registrar of Assurances – IV, Kolkata in Book No. I Volume No. 1904-2015 Pages 112252 to 112283 Being No. 190403217 for the year 2015, the said Green Grid Projects Private Limited for the consideration therein mentioned sold conveyed and transferred unto and to one Emperor Abasan Private Limited (the Vendor No. 1.8 hereto)**All That** portion measuring 1 Satak more or less out of the Dag 550 Larger Plot (hereinafter referred to as the “**Dag 550 Property**”), absolutely and forever. The said Emperor Abasan Private Limited got its name mutated in respect of its purchased land under L.R. Khatian No. 1887.
- 4 **Re : R.S. AND L.R. DAG NO. 551 # Subject Area – 0.0275 acre (“Dag 546 Property”):**
- 4.1 One Suchitra Naskar, Brihaspati Pramanik, Kumar Putul Naskar and Dasarathi Naskar were seized and possessed of and well and sufficiently entitled as the full and absolute owners to **ALL THAT** the entire R.S. Dag No. 551 cotaining an area of 11 satak in the said Mouza Mahishbathan(hereinafter referred to as the “**Dag 551 Larger Plot**”).
- 4.2 By an Indenture of Conveyance dated 5th November, 2002 and registered with the Additional Registrar of Assurances-II, Calcutta in Book No. I Volume No. 3 Pages 1 to 17 Being No. 05567 for the year 2002, the said Suchitra Naskar, Brihaspati Pramanik, Kumar Putul Naskar and Dasarathi Naskar for the consideration therein mentioned sold conveyed and transferred unto and to one Pampa Das and Siladitya Das **All That** the entire R.S. Dag No. 551, absolutely and forever.
- 4.3 By an Indenture of Conveyance dated 20th April, 2010 and registered with the Additional District Sub Registrar Bidhannagar in Book No. I Volume No. 7 Pages 283 to 294 Being No. 03980 for the year 2010, the said Pampa Das for the consideration therein mentioned sold conveyed and transferred unto and to one Green Grid Projects Private Limited and Lokesh Golchha **All That** portion measuring 5.5 Satak more or less out of the Dag 551 Larger Plot, absolutely and forever.





- 4.4 By an Indenture of Conveyance dated 24th December 2015 and registered with the Additional Registrar of Assurances – IV, Kolkata in Book No. I Volume No. 1904-2015 Pages 112040 to 112071 Being No. 190403211 for the year 2015, the said Green Grid Projects Private Limited for the consideration therein mentioned sold conveyed and transferred unto and to one Emperor Awas Private Limited (the Vendor No. 1.9 hereto) **All That** portion measuring 2.75 Satak more or less out of the Dag 551 Larger Plot (hereinafter referred to as the “**Dag 551 Property**”), absolutely and forever. The said Emperor Awas Private Limited got its name mutated in respect of its purchased land under L.R. Khatian No. 1885.
- 5 **Re : R.S. AND L.R. DAG NO. 552 # Subject Area – 0.0699 acre (“Dag 552 Property”):**
- 5.1 One Panchanan Mondal was seized and possessed of and well and sufficiently entitled as the sole and absolute owner of **ALL THAT** the entire R.S. Dag No. 552 containing an area of 22 satak in the said Mouza Mahishbathan(hereinafter referred to as the “**Dag 552 Larger Plot**”).
- 5.2 By a Deed of Conveyance dated 4th August, 2003 and registered with the District Sub-Registrar II, North 24-Parganas in Book No. I Volume No. 45 Pages 196 to 208 Being No. 01281 for the year 2004, the said Panchanan Mondal as the Vendor therein, for the consideration therein mentioned sold conveyed and transferred unto and to one Pampa Das **All That** portion measuring 3.3 satak more or less out of the Dag 552 Larger Plot and another Dag No. 553, absolutely and forever.
- 5.3 By an Indenture of Conveyance dated 27th April, 2005 and registered with the District Sub-Registrar II, North 24-Parganas in Book No. I Volume No. 1 Pages 1 to 12 Being No. 08767 for the year 2006, the said Panchanan Mondal for the consideration therein mentioned sold conveyed and transferred unto and to one Pampa Das and Soubhnik Das **All That** portion measuring 24.609 Satak more or less out of the Dag 552 Larger Plot and another Dag No. 553, absolutely and forever.
- 5.4 By an Indenture of Conveyance dated 20th April, 2010 and registered with the ADSR Bidhannagar in Book No. I Volume No. 7 Pages 326 to 337 Being No. 03983 for the year 2010, the said Pampa Das for the consideration therein mentioned sold conveyed and transferred unto and to one Ribbon Farms Projects Private Limited and Shimmer Land Commercial Private Limited **All That** portion measuring 6.99 Satak more or less out of the Dag 552 Larger Plot, absolutely and forever.
- 5.5 By an Indenture of Conveyance dated 24th December, 2015 and registered with the Additional Registrar of Assurances – IV, Kolkata in Book No. I Volume No. 1904-2015 Pages 112539 to 112566 Being No. 190403222 for the year 2015, the said Shimmer Land Commercial Private Limited for the consideration therein mentioned sold conveyed and transferred unto and to one Emperor Complex Private Limited (the Vendor No. 1.10 hereto)**All That** portion measuring 3.495 Satak more or less out of the Dag 552 Larger Plot, absolutely and forever. The said Emperor Complex Private Limited got its name mutated in respect of its purchased land under L.R. Khatian No. 1889.
- 5.6 By an Indenture of Conveyance dated 24th December, 2015 and registered with the Additional Registrar of Assurances – IV, Kolkata in Book No. I Volume No. 1904-2015 Pages 112340 to 112367 Being No. 190403232 for the year 2015, the said Ribbon Farms Projects Private Limited for the consideration therein mentioned sold conveyed and

transferred unto and to one Emperor Enclave Private Limited (the Vendor No. 1.11 hereto) **All That** portion measuring 3.495 Satak more or less out of the Dag 552 Larger Plot, absolutely and forever. The said Emperor Enclave Private Limited got its name mutated in respect of its purchased land under L.R. Khatian No. 1891.

6 Re : R.S. AND L.R. DAG NO. 553 # Subject Area – 0.0799 acre (“Dag 553 Property”):

6.1 One Panchanan Mondal was seized and possessed of and well and sufficiently entitled as the sole and absolute owner to **ALL THAT** the entire R.S. Dag No. 553 in the said Mouza Mahishbathan (hereinafter referred to as the “**Dag 553 Larger Plot**”).

6.2 By an Indenture of Conveyance dated 27th April, 2005 and registered with the District Sub-Registrar II, Barasat in Book No. I Volume No. I Pages 1 to 12 Being No. 08767 for the year 2006, the said Panchanan Mondal for the consideration therein mentioned sold conveyed and transferred unto and to one Pampa Das and Soubhnik Das **All That** portion measuring 24.609 Satak more or less out of the Dag 553 Larger Plot and another Dag No. 552, absolutely and forever.

6.3 By an Indenture of Conveyance dated 20th April, 2010 and registered with the ADSR Bidhannagar in Book No. I Volume No. 7 Pages 374 to 385 Being No. 03987 for the year 2010, the said Pampa Das for the consideration therein mentioned sold conveyed and transferred unto and to one Swan Lake Commercial Private Limited and Vanilla Fields Private Limited **All That** portion measuring 7.99 Satak more or less out of the Dag 553 Larger Plot, absolutely and forever.

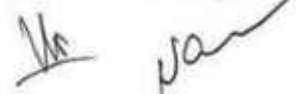
6.4 By an Indenture of Conveyance dated 24th December, 2015 and registered with the Additional Registrar of Assurances – IV, Kolkata in Book No. I Volume No. 1904-2015 Pages 112072 to 112103 Being No. 190403212 for the year 2015, the said Swan Lake Commercial Private Limited for the consideration therein mentioned sold conveyed and transferred unto and to one Emperor Hirise Private Limited (the Vendor No. 1.12 hereto) **All That** portion measuring 3.995 Satak more or less out of the Dag 553 Larger Plot, absolutely and forever. The said Emperor Hirise Private Limited got its name mutated in respect of its purchased land under L.R. Khatian No. 1888.

6.5 By an Indenture of Conveyance dated 24th December, 2015 and registered with the Additional Registrar of Assurances – IV, Kolkata in Book No. I Volume No. 1904-2015 Pages 112483 to 112510 Being No. 190403227 for the year 2015, the said Vanilla Fields Private Limited for the consideration therein mentioned sold conveyed and transferred unto and to one Emperor Homes Private Limited (the Vendor No. 1.13 hereto) **All That** portion measuring 3.995 Satak more or less out of the said Property, absolutely and forever. The said Emperor Homes Private Limited got its name mutated in respect of its purchased land under L.R. Khatian No. 1886.

7 Re : R.S. AND L.R. DAG NO. 554 # Subject Area – 0.14565 acre (“Dag 554 Property”)

7.1 One Chunilal Mondal and Suranti Mondal were seized and possessed of and well and sufficiently entitled as the full and absolute owners to **ALL THAT** the entire Dag No. 554 containing an area of 18 satak in the said Mouza Mahishbathan (hereinafter referred to as the “**Dag 554 Larger Plot**”).

- 7.2 By an Indenture of Conveyance dated 27th April, 1959 and registered with the Sub-Registry Office Cossipore Dum Dum in Book No. I Volume No. 45 Pages 273 to 274 Being No. 03358 for the year 1959, the said Chunilal Mondal for the consideration therein mentioned sold conveyed and transferred unto and to one Manabala Mondal **All That** portion measuring 9 Satak more or less out of the Dag 554 Larger Plot, absolutely and forever.
- 7.3 By an Indenture of Conveyance dated 20th February, 1963 and registered with the Sub-Registry Office Cossipore Dum Dum in Book No. I Volume No. 32 Pages 22 to 23 Being No. 01356 for the year 1963, the said Manabala Mondal for the consideration therein mentioned sold conveyed and transferred unto and to the said Suranti Mondal **All That** portion measuring 9 Satak more or less out of the Dag 554 Larger Plot, absolutely and forever.
- 7.4 By an Indenture of Conveyance dated 20th April, 1995 and registered with the Additional District Sub Registrar Bidhannagar in Book No. I Volume No. 14 Pages 83 to 88 Being No. 00534 for the year 1997, the said Suranti Mondal for the consideration therein mentioned sold conveyed and transferred unto and to one Patalbala Mondal **All That** portion measuring 3.305 Satak more or less out of the Dag 554 Larger Plot, absolutely and forever.
- 7.5 By an Indenture of Conveyance dated 25th April, 2001 and registered with the Additional District Sub Registrar Bidhannagar in Book No. I Volume No. 149 Pages 287 to 305 Being No. 02827 for the year 2001, the said Suranti Mondal for the consideration therein mentioned sold conveyed and transferred unto and to one Chittaranjan Biswas **All That** portion measuring 7.472 Satak more or less out of the Dag 554 Larger Plot, absolutely and forever.
- 7.6 By an Indenture of Conveyance dated 25th April, 2001 and registered with the Additional District Sub Registrar Bidhannagar in Book No. I Volume No. 150 Pages 48 to 70 Being No. 02832 for the year 2001, the said Suranti Mondal for the consideration therein mentioned sold conveyed and transferred unto and to one Geeta Mukherjee **All That** portion measuring 3.788 Satak more or less out of the Dag 554 Larger Plot, absolutely and forever.
- 7.7 By an Indenture of Conveyance dated 14th February, 2017 and registered with the Additional Registrar of Assurances – IV, Kolkata in Book No. I Volume No. 1904-2017 Pages 45969 to 45998 Being No. 190401211 for the year 2017, the said Geeta Mukherjee for the consideration therein mentioned sold conveyed and transferred unto and to one Exult Property Developers Private Limited (the Vendor No. 1.15 hereto) and Exult Towers Private Limited (the Vendor No. 1.14 hereto) **All That** portion measuring 3.788 Satak more or less out of the Dag 554 Larger Plot, absolutely and forever. The said Exult Property Developers Private Limited got its name mutated in respect of its purchased land (plus portion purchased by it as hereinafter contained) under L.R. Khatian Nos. 2036 and 2113. The said Exult Towers Private Limited got its name mutated in respect of its purchased land (plus portion purchased by it as hereinafter contained) under L.R. Khatian No. 2037.
- 7.8 By an Indenture of Conveyance dated 14th February, 2017 and registered with the Additional Registrar of Assurances – IV, Kolkata in Book No. I Volume No. 1904-2017 Pages 45999 to 46028 Being No. 190401212 for the year 2017, the said Chittaranjan

Biswas for the consideration therein mentioned sold conveyed and transferred unto and to the said Exult Property Developers Private Limited and Exult Towers Private Limited **All That** portion measuring 7.472 Satak more or less out of the Dag 554 Larger Property, absolutely and forever.

7.9 By an Indenture of Conveyance dated 16th February, 2018 and registered with the Additional District Sub Registrar Bidhannagar in Book No. 1 Volume No. 1504-2018 Pages 12142 to 12169 Being No. 150400328 for the year 2018, the said Patalbala Mondal for the consideration therein mentioned sold conveyed and transferred unto and to the said Exult Property Developers Private Limited **All That** portion measuring 3.305 satak more or less out of the Dag 554 Larger Property, absolutely and forever.

8 **Re : R.S. AND L.R. DAG NO. 555 # Subject Area – 0.413241 acre ("Dag 555 Property"):**

8.1 One Abodh Chandra Pramanik, Sushil Kumar Pramanik, Anil Kumar Pramanik, Gobinda Pramanik, Sailen Pramanik, Soumen Pramanik, Somenath Pramanik, Sambhunath Pramanik, Narayani Mondal, Maya Mondal, Dayarani Pramanick and Gita Pramanik and Panchanan Pramanik were the owners of **ALL THAT** the piece or parcel of land measuring 67 Satak in the entirety of the said Dag No. 555 (hereinafter referred to as the "Dag 555 Larger Plot"), absolutely and forever.

8.2 By an Indenture of Conveyance dated 17th August, 1994 and registered with the Additional District Sub Registrar Bidhannagar in Book No. 1, Volume No. 127, Pages 397 to 406 being No. 5927 for the year 1994, the said Abodh Chandra Pramanik, Sushil Chandra Pramanik, Anil Chandra Pramanik, Gobinda Pramanik, Sailen Pramanik, Soumen Pramanik, Somenath Pramanik, Sambhunath Pramanik, Narayani Mondal, Maya Mondal, Dayarani Pramanick, Gita Pramanik, Kumari Shampa Pramanik (daughter of Gita Pramanik) and Panchanan Pramanik for the consideration therein mentioned sold conveyed and transferred unto and to one Satya Narayan Kejriwal HUF, Nirmala Kejriwal, Ashish Kejriwal and Upasna Kejriwal **All That** portion measuring 30.98 satak more or less out of the Dag 555 Larger Plot and another Dag Nos. 490 and 491, absolutely and forever.

8.3 By an Indenture of Conveyance dated 17th August 1994 and registered with the Additional District Sub Registrar Bidhannagar in Book No. 1 Volume No. 128 Pages 1 to 12 Being No. 5928 for the year 1994, the said Abodh Chandra Pramanik, Sushil Chandra Pramanik, Anil Chandra Pramanik, Gobinda Pramanik, Sailen Pramanik, Soumen Pramanik, Somenath Pramanik, Sambhunath Pramanik, Narayani Mondal, Maya Mondal, Dayarani Pramanick, Gita Pramanik, Kumari Shampa Pramanik and Panchanan Pramanik for the consideration therein mentioned sold conveyed and transferred unto and to one Satya Narayan Kejriwal HUF, Nirmala Kejriwal, Ashish Kejriwal and Upasna Kejriwal **All That** portion measuring 15.289 satak more or less out of the Dag 555 Larger Plot, absolutely and forever.

8.4 By an Indenture of Conveyance dated 22nd July, 2010 and registered with the Additional District Sub Registrar Bidhannagar in Book No. 1, Volume No. 12, Pages 13016 to 13034 Being No. 07455 for the year 2010, the said Satya Narayan Kejriwal HUF, Nirmala Kejriwal, Ashish Kejriwal and Upasna Kejriwal for the consideration therein mentioned sold conveyed and transferred unto and to one Rahul Vyapaar Limited **All That** portion measuring 32.056 satak more or less out of the Dag 555 Larger Plot, absolutely and forever.

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- 8.5 By the following 3 (three) Indentures of Conveyance all dated 27th September, 2014 and registered with the Additional Registrar of Assurances – II, Kolkata, the said Rahul Vyaapar Limited, as the Vendor therein, for the consideration therein mentioned sold conveyed and transferred unto and to (1) Ideal Gardens Services Private Limited, (2) Exult Devcon and (3) Exult Realcon Private Limited **All That** portion measuring 32.056 satak more or less out of the Dag 555 Larger Plot, absolutely and forever:
- 8.5.1 Indenture registered in Book No. I Volume No. 62 Pages 75 to 88 Being No. 12508 for the year 2014 in favour of Ideal Gardens Services Private Limited (the Vendor No. 1.20 hereto) in respect of portion measuring 10.686 satak more or less. The said Ideal Gardens Services Private Limited got its name mutated in respect of its purchased land under L.R. Khatian No. 1780.
- 8.5.2 Indenture registered in Book No. I Volume No. 62 Pages 89 to 102 Being No. 12509 for the year 2014 in favour of Exult Devcon Private Limited (the Vendor No. 1.18 hereto) in respect of portion measuring 10.686 satak more or less. The said Exult Devcon Private Limited got its name mutated in respect of its purchased land under L.R. Khatian No. 1781.
- 8.5.3 Indenture registered in Book No. I Volume No. 62 Pages 103 to 116 Being No. 12510 for the year 2014 in favour of Exult Realcon Private Limited (the Vendor No. 1.19 hereto) in respect of portion measuring 10.686 satak more or less. The said Exult Realcon Private Limited got its name mutated in respect of its purchased land under L.R. Khatian No. 1782.
- 8.6 By a Gift Deed dated 5th April, 2017 and registered with the District Sub-Registrar - II, North 24 Parganas in Book No. I Volume No. 1502-2017 Pages 29661 to 29683 Being No. 150201188 for the year 2017, the said Panchanan Pramanick gifted unto and to one Sukumar Pramanick **All That** portion measuring 9.2661 satak more or less out of the Dag 555 Larger Plot, absolutely and forever.
- 8.7 By an Indenture of Conveyance dated 30th June, 2017 and registered with the Additional Registrar of Assurances – IV, Kolkata in Book No. I Volume No. 1904-2017 Pages 250747 to 250771 Being No. 190406740 for the year 2017, the said Sukumar Pramanick for the consideration therein mentioned sold conveyed and transferred unto and to one Ideal Awas Private Limited (the Vendor No. 1.17 hereto) **All That** portion measuring 3.2661 satak more or less out of the Dag 555 Larger Plot, absolutely and forever. The said Ideal Awas Private Limited got its name mutated in respect of its purchased land under L.R. Khatian No. 1259
- 8.8 By an Indenture of Conveyance dated 30th June, 2017 and registered with the Additional Registrar of Assurances – IV, Kolkata in Book No. I Volume No. 1904-2017 Pages 250722 to 250746 Being No. 190406741 for the year 2017, the said Sukumar Pramanick for the consideration therein mentioned sold conveyed and transferred unto and to one Emperor Promoters Private Limited (the Vendor No. 1.16 hereto) **All That** portion measuring 6 satak more or less out of the Dag 555 Larger Plot, absolutely and forever. The said Emperor Promoters Private Limited got its name mutated in respect of its purchased land under L.R. Khatian No. 2041.





- 9 **Re : R.S. AND L.R. DAG NO. 560 # Subject Area – 0.14 acre (“Dag 560 Property”)**
- 9.1 One Kiran Bala Dasi was seized and possessed of and well and sufficiently entitled as the sole and absolute owner of **ALL THAT** the entire Dag No. 560 containing an area of in the said Mouza Mahishbathan (hereinafter referred to as the “**Dag 560 Property**”).
- 9.2 By an Indenture of Conveyance dated 6th January, 1993 and registered with the Additional District Sub Registrar Bidhannagar in Book No. 1 Volume No. 2 Pages 167 to 174 Being No. 66 for the year 1993, the said Kiran Bala Dasi for the consideration therein mentioned sold conveyed and transferred unto and to one Sharmishtha Hazra **All That** the Dag 560 Property.
- 9.3 By an Indenture of Conveyance dated 7th May, 2008 and registered with the District Sub-Registrar - II, North 24 Parganas in Book No. 1 Volume No. 6 Pages 7583 to 7593 Being No. 04577 for the year 2008, the said Sharmishtha Hazra for the consideration therein mentioned sold conveyed and transferred unto and to one Ideal Infracon Private Limited (the Vendor No. 1.21 hereto) **All That** portion measuring 11.55 Satak more or less out of the Dag 560 Property, absolutely and forever. The said Ideal Infracon Private Limited got its name mutated in respect of its purchased land under L.R. Khatian No. 1320
- 9.4 By an Indenture of Conveyance dated 7th May, 2008 and registered with the District Sub-Registrar - II, North 24 Parganas in Book No. 1 Volume No. 6 Pages 7568 to 7582 Being No. 04576 for the year 2008, the said Sharmishtha Hazra for the consideration therein mentioned sold conveyed and transferred unto and to one Karuna J. Dujari **All That** portion measuring 2.45 Satak more or less out of the Dag 560 Property, absolutely and forever.
- 9.5 By an Indenture of Conveyance dated 20th December, 2013 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. 1 Volume No. 53 Pages 2091 to 2105 Being No. 16946 for the year 2013, the said Karuna J. Dujari for the consideration therein mentioned sold conveyed and transferred unto and to one Rajiv Himatsingka **All That** portion measuring 2.45 Satak more or less out of the Dag 560 Property, absolutely and forever.
- 9.6 By an Indenture of Conveyance dated 31st March, 2017 and registered with the Additional Registrar of Assurances – IV, Kolkata in Book No. 1 Volume No. 1904-2017 Pages 115924 to 115949 Being No. 190403066 for the year 2017, the said Rajiv Himatsingka for the consideration therein mentioned sold conveyed and transferred unto and to one Greenview Infraproperties Private Limited (the Vendor No. 1.22 hereto) **All That** portion measuring 2.45 Satak more or less out of the Dag 560 Larger Plot, absolutely and forever. The said Greenview Infraproperties Private Limited got its name mutated in respect of its purchased land under L.R. Khatian No. 2112.
- 10 **Re : R.S. AND L.R. DAG NO. 561 # Subject Area – 0.04313 acre (“Dag 561 Property”):**
- 10.1 One Kiran Bala Dasi was seized and possessed of and well and sufficiently entitled as the sole and absolute owner of **ALL THAT** the entire Dag No. 561 containing an area of 61 satak in the said Mouza Mahishbathan(hereinafter referred to as the “**Dag 561 Larger Plot**”).
- 10.2 By an Indenture of Conveyance dated 18th July, 2007 and registered with the District Sub-Registrar II, North 24-Parganas in Book No. 1 Volume No. 5 Pages 2658 to 2668

Being No. 04868 for the year 2009, the said Kiran Bala Dasi (Naskar) for the consideration therein mentioned sold conveyed and transferred unto and to one Siladitya Das and Pampa Das **All That** portion measuring 34.5 Satak more or less out of the Dag 561 Larger Plot, absolutely and forever

- 10.3 By an Indenture of Conveyance dated 20th April, 2010 and registered with the Additional District Sub Registrar Bidhannagar in Book No. 1 Volume No. 7 Pages 351 to 362 Being No. 03985 for the year 2010, the said Siladitya Das and Pampa Das for the consideration therein mentioned sold conveyed and transferred unto and to one Ideal Grace Infracon Private Limited, amongst other properties, **All That** portion measuring 4.313 Satak more or less out of the Dag 561 Larger Plot, absolutely and forever. The said Ideal Grace Infracon Private Limited (the Vendor No. 1.38 hereto) got its name mutated in respect of its purchased land under L.R. Khatian No. 1417.
- 11 **Re : R.S. AND L.R. DAG NO. 562 # Subject Area – 0.2314 acre (“Dag 562 Property”):**
- 11.1 One Suranti Bala Dasi was seized and possessed of and well and sufficiently entitled as the full and absolute owner to **ALL THAT** the entire Dag No. 562 containing an area of 27 satak in the said Mouza Mahishbathan(hereinafter referred to as the “**Dag 562 Larger Plot**”).
- 11.2 By an Indenture of Conveyance dated 31st May 2006 and registered with the District Sub-Registrar – II, North 24-Parganas in Book No. 1 Volume No. 1 Pages 1 to 9 Being No. 08675 for the year 2006, the said Suranti Bala Dasi for the consideration therein mentioned sold conveyed and transferred unto and to one Uttam Das **All That** portion measuring 6.611 Satak more or less out of the Dag 562 Larger Plot, absolutely and forever.
- 11.3 By 7 (seven) Deeds of Conveyance all dated 19th August, 2015 and registered with the Additional Registrar of Assurances – II, Kolkata, the said Suranti Bala Mondal, as the Vendor therein, for the consideration therein mentioned sold conveyed and transferred unto and to (1) Ideal Silverline Buildcon Private Limited, (2) Emperor Enclave Private Limited, (3) Ideal Orchid Nirman Private Limited, (4) Ideal Niwas Private Limited, (5) Emperor Complex Private Limited, (6) Emperor Heights Private Limited and (7) Ideal Nice Plaza Private Limited **All That** portion measuring 16.53 satak more or less out of the Dag 562 Larger Plot, absolutely and forever. Brief particulars of such 7 Deeds of Conveyance are mentioned below:
- 11.3.1 Indenture of Conveyance registered in Book No. 1 Volume No. 1902-2015 Pages 121908 to 121934 Being No. 190209202 for the year 2015 in favour of Ideal Silverline Buildcon Private Limited (the Vendor No. 1.25 hereto) in respect of portion measuring 2 satak more or less out of the Dag 562 Larger Plot. The said Ideal Silverline Buildcon Private got its name mutated in respect of its purchased land under L.R. Khatian No. 1863.
- 11.3.2 Indenture of Conveyance registered in Book No. 1 Volume No. 1902-2015 Pages 121881 to 121907 Being No. 190209203 for the year 2015 in favour of Emperor Enclave Private Limited (the Vendor No. 1.11 hereto) in respect of portion measuring 4 satak more or less out of the Dag 562 Larger Plot. The said Emperor Enclave Private Limited got its name mutated in respect of its purchased land under L.R. Khatian No. 1862.




- 11.3.3 Indenture of Conveyance registered in Book No. I Volume No. 1902-2015 Pages 121854 to 121880 Being No. 190209204 for the year 2015 in favour of Ideal Orchid Nirman Private Limited (the Vendor No. 1.26 hereto) in respect of portion measuring 2 satak more or less out of the Dag 562 Larger Plot. The said Ideal Orchid Nirman Private Limited got its name mutated in respect of its purchased land under L.R. Khatian No. 1864.
- 11.3.4 Indenture of Conveyance registered in Book No. I Volume No. 1902-2015 Pages 121827 to 121853 Being No. 190209205 for the year 2015 in favour of Ideal Niwas Private Limited (the Vendor No. 1.24 hereto) in respect of portion measuring 2 satak more or less out of the Dag 562 Larger Plot. The said Ideal Niwas Private Limited got its name mutated in respect of its purchased land under L.R. Khatian No. 1860
- 11.3.5 Indenture of Conveyance registered in Book No. I Volume No. 1902-2015 Pages 121800 to 121826 Being No. 190209206 for the year 2015 in favour of Emperor Complex Private Limited (the Vendor No. 1.10 hereto) in respect of portion measuring 3.53 satak more or less out of the Dag 562 Larger Plot. The said Emperor Complex Private Limited got its name mutated in respect of its purchased land under L.R. Khatian No. 1861
- 11.3.6 Indenture of Conveyance registered in Book No. I Volume No. 1902-2015 Pages 121773 to 121799 Being No. 190209207 for the year 2015 in favour of Emperor Heights Private Limited (the Vendor No. 1.4 hereto) in respect of portion measuring 1 satak more or less out of the Dag 562 Larger Plot. The said Emperor Heights Private Limited got its name mutated in respect of its purchased land under L.R. Khatian No. 1858.
- 11.3.7 Indenture of Conveyance registered in Book No. I Volume No. 1902-2015 Pages 121746 to 121772 Being No. 190209208 for the year 2015 in favour of Ideal Nice Plaza Private Limited (the Vendor No. 1.23 hereto) in respect of portion measuring 2 satak more or less out of the Dag 562 Larger Plot. The said Ideal Nice Plaza Private Limited got its name mutated in respect of its purchased land under L.R. Khatian No. 1859.
- 11.4 By an Indenture of Conveyance dated 27th September, 2016 and registered with the Additional Registrar of Assurances – IV, Kolkata in Book No. I Volume No. 1904-2016 Pages 343851 to 343876 Being No. 190409278 for the year 2016, the said Uttam Das for the consideration therein mentioned sold conveyed unto and to one Exult Property Developers Private Limited (the Vendor No. 1.15 hereto) **All That** portion measuring 3.305 Satak more or less out of the Dag 562 Larger Plot, absolutely and forever. The said Exult Property Developers Private Limited got its name mutated in respect of its purchased land under L.R. Khatian No. 2007
- 11.5 By an Indenture of Conveyance dated 27th September, 2016 and registered with the Additional Registrar of Assurances – IV, Kolkata in Book No. I Volume No. 1904-2016 Pages 343877 to 343901 Being No. 190409279 for the year 2016, the said Uttam Das for the consideration therein mentioned sold conveyed unto and to one Exult Towers Private Limited (the Vendor No. 1.14 hereto) **All That** portion measuring 3.305 Satak more or less out of the Dag 562 Larger Plot, absolutely and forever. The said Exult Towers Private Limited got its name mutated in respect of its purchased land under L.R. Khatian No. 2006.
- 12 **Re : R.S. AND L.R. DAG NO. 918 # Subject Area – 0.92388 acre (“Dag 918 Property”):**
- 12.1 By a Deed of Partition dated 17th April 1990 made between Krishna Pramanik, Bhupen Pramanik, Supen Pramanik, Balaram Pramanik, Kanai Pramanik, Nimai Pramanik as the First Party therein, Abodh Chandra Pramanik, Sushil Kumar Pramanik, Anil Kumar



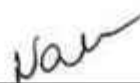

Pramanik, Gobinda Pramanik, Sailen Pramanik, Soumen Pramanik, Somenath Pramanik, Sambhunath Pramanik, Narayani Mondal, Maya Mondal, Dayarani Pramanick and Gita Pramanik as the Second Party therein and Panchanan Pramanik as the Third Party therein and registered with the District Registrar Barasat, in Book No. I, Volume No. 35 Pages 298 to 325 Being No. 2286 for the year 1990, the said Dag No. 918 was partitioned by metes and bounds and the Second Party therein was allotted solely and to the exclusion of the other parties thereto, 191.5 Satak more or less in the said Dag No. 918 and the Third Party therein was allotted solely and to the exclusion of the other parties thereto, 62.5 Satak more or less in the said Dag No. 918 absolutely and forever. The entire Dag No. 918 contains an area of 254 satak and is hereinafter referred to as the "**Dag 918 Larger Plot**")

- 12.2 By an Indenture of Conveyance dated 20th January, 1994 and registered with the Registrar of Assurances, Calcutta in Book No. I Volume No. 46 Pages 337 to 350 Being No. 946 for the year 1994, the said Abodh Chandra Pramanik, Sushil Chandra Pramanik, Anil Chandra Pramanik, Gobinda Pramanik, Sailen Pramanik, Soumen Pramanik, Somenath Pramanik, Sambhu Pramanik, Narayani Mondal, Maya Mondal, Dayarani Pramanik, Gita Pramanik, Kumari Shampa Pramanik and Panchanan Pramanik for the consideration therein mentioned sold conveyed and transferred unto and to one Narsing Lal Kejriwal **All That** portion measuring 58.88 satak more or less out of the Dag 918 Larger Plot, absolutely and forever.
- 12.3 By an Indenture of Conveyance dated 20th January, 1994 and registered with the Registrar of Assurances, Calcutta in Book No. I Volume No. 46 Pages 351 to 365 Being No. 947 for the year 1994, the said Abodh Chandra Pramanik, Sushil Chandra Pramanik, Anil Chandra Pramanik, Gobinda Pramanik, Sailen Pramanik, Soumen Pramanik, Somenath Pramanik, Sambhu Pramanik, Narayani Mondal, Maya Mondal, Dayarani Pramanik, Gita Pramanik, Kumari Shampa Pramanik and Panchanan Pramanik for the consideration therein mentioned sold conveyed and transferred unto and to one Subh Karan Kejriwal HUF **All That** portion measuring 57.85 satak more or less out of the Dag 918 Larger Plot, absolutely and forever.
- 12.4 By the following 4 (four) Indentures of Conveyance all dated 27th September, 2014 and registered with the Additional Registrar of Assurances – II, Kolkata, the said Subh Karan Kejriwal HUF, as the Vendor therein, for the consideration therein mentioned sold conveyed and transferred unto and to (1) Exult Leisure Private Limited, (2) Exult Inn Private Limited, (3) Exult Hospitality Private Limited and (4) Exult Cottage Private Limited **All That** portion measuring 45 satak more or less out of the Dag 918 Larger Plot, absolutely and forever:
- 12.4.1 Indenture registered in Book No. I Volume No. 62 Pages 1492 to 1505 Being No. 12601 for the year 2014 in favour of Exult Leisure Private Limited (the Vendor No. 1.27 hereto) in respect of portion measuring 11.25 satak more or less. The said Exult Leisure Private Limited got its name mutated in respect of its purchased land under L.R. Khatian No. 721.
- 12.4.2 Indenture registered in Book No. I Volume No. 61 Pages 4364 to 4377 Being No. 12501 for the year 2014 in favour of Exult Inn Private Limited (the Vendor No. 1.28 hereto) in respect of portion measuring 11.25 satak more or less. The said Exult Inn Private Limited got its name mutated in respect of its purchased land under L.R. Khatian No. 722.





- 12.4.3 Indenture registered in Book No. I Volume No. 61 Pages 4143 to 4156 Being No. 12498 for the year 2014 in favour of Exult Hospitality Private Limited (the Vendor No. 1.29 hereto) in respect of portion measuring 11.25 satak more or less. The said Exult Hospitality Private Limited got its name mutated in respect of its purchased land under L.R. Khatian No. 720.
- 12.4.4 Indenture registered in Book No. I Volume No. 61 Pages 4100 to 4113 Being No. 12495 for the year 2014 in favour of Exult Cottage Private Limited (the Vendor No. 1.30 hereto) in respect of portion measuring 11.25 satak more or less. The said Exult Cottage Private Limited got its name mutated in respect of its purchased land under L.R. Khatian No. 723.
- 12.5 By the following 4 (four) Indentures of Conveyance all dated 27th September, 2014 and registered with the Additional Registrar of Assurances – II, Kolkata, the said Narsing Lal Kejriwal, as the Vendor therein, for the consideration therein mentioned sold conveyed and transferred unto and to (1) Exult Accommodation Private Limited, (2) Exult Boarding House Private Limited, (3) Exult Guest House Private Limited and (4) Ideal Estates Private Limited **All That** portion measuring 47.388 satak more or less out of Dag 918 Larger Plot, absolutely and forever:
- 12.5.1 Indenture registered in Book No. I Volume No. 62 Pages 462 to 475 Being No. 12531 for the year 2014 in favour of Ideal Estates Private Limited (the Vendor No. 1.31 hereto) in respect of portion measuring 12.06 satak more or less. The said Ideal Estates Private Limited got its name mutated in respect of its purchased land under L.R. Khatian No. 688.
- 12.5.2 Indenture registered in Book No. I Volume No. 62 Pages 15 to 28 Being No. 12504 for the year 2014 in favour of Exult Accommodation Private Limited (the Vendor No. 1.32 hereto) in respect of portion measuring 11.776 satak more or less. The said Exult Accommodation Private Limited got its name mutated in respect of its purchased land under L.R. Khatian No. 689.
- 12.5.3 Indenture registered in Book No. I Volume No. 62 Pages 1 to 14 Being No. 12503 for the year 2014 in favour of Exult Boarding House Private Limited (the Vendor No. 1.33 hereto) in respect of portion measuring 11.776 satak more or less. The said Exult Boarding House Private Limited got its name mutated in respect of its purchased land under L.R. Khatian No. 685.
- 12.5.4 Indenture registered in Book No. I Volume No. 61 Pages 4378 to 4391 Being No. 12502 for the year 2014 in favour of Exult Guest House Private Limited (the Vendor No. 1.34 hereto) in respect of portion measuring 11.776 satak more or less. The said Exult Guest House Private Limited got its name mutated in respect of its purchased land under L.R. Khatian No. 686.
- 13 **Re : R.S. AND L.R. DAG NO. 929 # Subject Area – 0.15409 acre (“Dag 929 Property”):**
- 13.1 By an Indenture of Conveyance dated 17th August 1994 and registered with the Additional District Sub Registrar Bidhannagar in Book No. I, Volume No. 127, Pages 385 to 396, Being No. 5926 for the year 1994, the said Abodh Chandra Pramanik, Sushil Chandra Pramanik, Anil Chandra Pramanik, Gobinda Pramanik, Sailen Pramanik,


Soumen Pramanik, Somenath Pramanik, Sambhu Pramanik, Narayani Mondal, Maya Mondal, Dayarani Pramanik, Gita Pramanik and Kumari Shampa Pramanik for the consideration therein mentioned sold conveyed and transferred unto and to one Subh Karan Kejriwal **All That** portion measuring 14.03 satak more or less out of the Dag 929 Property and another Dag No. 918, absolutely and forever.

- 13.2 By an Indenture of Conveyance dated 17th August 1994 and registered with the Additional District Sub Registrar Bidhannagar in Book No. I Volume No. 128 Pages 1 to 12 Being No. 5928 for the year 1994, the said Abodh Chandra Pramanik, Sushil Chandra Pramanik, Anil Chandra Pramanik, Gobinda Pramanik, Sailen Pramanik, Soumen Pramanik, Somenath Pramanik, Sambhu Pramanik, Narayani Mondal, Maya Mondal, Dayarani Pramanik, Gita Pramanik and Kumari Shampa Pramanik for the consideration therein mentioned sold conveyed and transferred unto and to one Satya Narayan Kejriwal HUF, Nirmala Kejriwal, Ashish Kejriwal and Upasna Kejriwal **All That** portion measuring 12.373 satak more or less out of the Dag 929 Property, absolutely and forever.
- 13.3 By a Gift Deed dated 22nd September, 2009 and registered with the Additional District Sub Registrar Bidhannagar in Book No. I Volume No. 9 Pages 1767 to 1786 Being No. 08805 for the year 2009, the said Subh Karan Kejriwal out of his love and affection towards his nephew namely Prakash Kejriwal granted conveyed and transferred, by way of Gift, unto and to the said Prakash Kejriwal **All That** portion measuring 14.03 satak more or less out of the Dag 929 Property and another Dag No. 918, absolutely and forever.
- 13.4 By an Indenture of Conveyance dated 22nd July, 2010 and registered with the Additional District Sub Registrar Bidhannagar in Book No. I Volume No. 12 Pages 13035 to 13053 Being No. 07456 for the year 2010, the said Satya Narayan Kejriwal HUF, Nirmala Kejriwal, Ashish Kejriwal and Upasna Kejriwal for the consideration therein mentioned sold conveyed and transferred unto and to one Rahul Vyapaar Limited **All That** portion measuring 12.373 satak more or less out of the Dag 929 Property, absolutely and forever.
- 13.5 By an Indenture of Conveyance dated 27th September, 2014 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. I Volume No. 61 Pages 4350 to 4363 Being No. 12500 for the year 2014, the said Rahul Vyapaar Limited for the consideration therein mentioned sold conveyed and transferred unto and to one Exult Lodging Private Limited (the Vendor No. 1.35 hereto) **All That** portion measuring 6.187 satak more or less out of the Dag 929 Property, absolutely and forever. The said Exult Lodging Private Limited got its name mutated in respect of its purchased land under L.R. Khatian No. 682.
- 13.6 By an Indenture of Conveyance dated 27th September, 2014 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. I Volume No. 62 Pages 44 to 59 Being No. 12506 for the year 2014, the said Prakash Kejriwal for the consideration therein mentioned sold conveyed and transferred unto and to one Anjani Properties Private Limited (the Vendor No. 1.37 hereto) **All That** portion measuring 3.035 satak more or less out of the said Property, absolutely and forever. The said Anjani Properties Private Limited got its name mutated in respect of its purchased land under L.R. Khatian No. 696
- 13.7 By an Indenture of Conveyance dated 27th September, 2014 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. I Volume No. 62 Pages

117 to 130 Being No. 12511 for the year 2014, the said Rahul Vyapaar Limited for the consideration therein mentioned sold conveyed and transferred unto and to one Exult Resorts Private Limited (the Vendor No. 1.36 hereto) **All That** portion measuring 6.187 satak more or less out of the said Property, absolutely and forever. The said Exult Resort Private Limited got its name mutated in respect of its purchased land under L.R. Khatian No. 683.

THE FIFTH SCHEDULE ABOVE REFERRED TO:
(ORIGINAL DOCUMENTS)

1. Deed of Partition dated 17th April 1990 registered with the District Registrar Barasat, in Book No. I, Volume No. 35 Pages 298 to 325 Being No. 2286 for the year 1990.
2. Indenture dated 24th August, 1995 and registered with the District Registrar, North 24 Parganas in Book No. I, Volume No. 99 Pages 303 to 309 Being No. 5443 for the year 1995.
3. Indenture dated 28th September, 1995 and registered with the District Registrar Barasat in Book No. I, Volume No. 2, Pages 167 to 174 Being No. 6430 for the year 1995.
4. Indenture dated 2nd February, 2008 and registered with the District Sub-Registrar - II, North 24 Parganas in Book No. I, Volume No. 4 Pages 15857 to 15864 Being No. 03290 for the year 2008.
5. Indenture of Conveyance dated 2nd February, 2008 and registered with the District Sub-Registrar-II, North 24 Parganas in Book No. I, Volume No. 5 Pages 4355 to 4367 Being No. 03565 for the year 2008.
6. Indenture of Conveyance dated 7th April, 2010 and registered with the Additional District Sub Registrar Bidhannagar in Book No. I Volume No. 6 Pages 4980 to 4991 Being No. 03547 for the year 2010.
7. Indenture of Conveyance dated 7th April 2010 and registered with the Additional District Sub Registrar Bidhannagar in Book No. I, Volume No. 6, Pages 4968 to 4979, Being No. 03545 for the year 2010.
8. Indenture of Conveyance dated 24th December, 2015 and registered with the Additional Registrar of Assurances- -IV, Kolkata in Book No. I, Volume No. 1904-2015 Pages 112132 to 112163 being No. 190403213 for the year 2015.
9. Indenture of Conveyance dated 24th December, 2015 and registered with the Additional Registrar of Assurances -IV, Kolkata in Book No. I, Volume No. 1904-2015 Pages 112164 to 112195 being No. 190403214 for the year 2015.
10. Indenture of Conveyance dated 24th December, 2015 and registered with the Additional Registrar of Assurances -IV, Kolkata in Book No. I, Volume No. 1904-2015 Pages 112196 to 112223 being No. 190403215 for the year 2015.





11. Indenture of Conveyance dated 24th December, 2015 and registered with the Additional Registrar of Assurances -IV, Kolkata in Book No. I, Volume No. 1904-2015 Pages 112681 to 112706 being No. 190403228 for the year 2015.
12. Indenture of Conveyance dated 24th December, 2015 and registered with the Additional Registrar of Assurances - IV, Kolkata in Book No. I, Volume No. 1904-2015 Pages 112397 to 112425 being No. 190403230 for the year 2015.
13. Indenture dated 5th July, 1989 and registered with the Additional District Sub Registrar Bidhannagar in Book No. I Volume No. 116 Pages 291 to 298 Being No. 05525 for the year 1989.
14. Indenture dated 29th April, 1992 and registered with the Additional District Sub Registrar Bidhannagar in Book No. I Volume No. 102 Pages 265 to 272 Being No. 4525 for the year 1992.
15. Indenture dated 29th April, 1992 and registered with the Additional District Sub Registrar Bidhannagar in Book No. I Volume No. 102 Pages 257 to 264 Being No. 04524 for the year 1992.
16. Indenture dated 21st September 1994 and registered with the Additional District Sub Registrar Bidhannagar in Book No. I Volume No. 136 Pages 165 to 170 Being No. 6305 for the year 1994.
17. Indenture dated 17th October, 1996 and registered with the District Sub Registrar - II, North 24-Parganas in Book No. I Volume No. 150 Pages 115 to 122 Being No. 08115 for the year 1996.
18. Indenture dated 31st March, 1999 and registered with the District Sub Registrar – II, North 24-Parganas in Book No. I Volume No. 25 Pages 361 to 370 Being No. 1234 for the year 1999.
19. Indenture of Conveyance dated 8th August, 2006 and registered with the District Sub Registrar – II, North 24-Parganas in Book No. I Volume No. 5 Pages 8379 to 8390 Being No. 03756 for the year 2007.
20. Indenture of Conveyance dated 12th December, 2008 and registered with the Additional District Sub Registrar Bidhannagar in Book No. I Volume No. 13 Pages 15309 to 15320 Being No. 14305 for the year 2008.
21. Deed of Exchange dated 7th October, 2016 and registered with the Additional Registrar of Assurances – IV, Kolkata in Book No. I Volume No. 1904-2016 Pages 359031 to 359059 Being No. 190409714 for the year 2016.
22. Indenture of Conveyance dated 7th October, 2016 and registered with the Additional Registrar of Assurances – IV, Kolkata in Book No. I Volume No. 1904-2016 Pages 359002 to 359030 Being No. 190409715 for the year 2016.

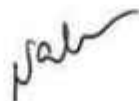




23. Indenture of Conveyance dated 17th January, 2017 and registered with the Additional Registrar of Assurances – IV, Kolkata in Book No. I Volume No. 1904-2017 Pages 19709 to 19736 Being No. 190400445 for the year 2017.
24. Indenture of Conveyance dated 22nd February, 2017 and registered with the Additional Registrar of Assurances – IV, Kolkata in Book No. I Volume No. 1904-2017 Pages 63771 to 63797 Being No. 190401586 for the year 2017.
25. Indenture of Conveyance dated 31st August, 2018 and registered in Book No. I Volume No. 1504-2018 Pages 68333 to 68359 Being No. 150401755 for the year 2018.
26. Indenture of Conveyance dated 31st August, 2018 and registered in Book No. I Volume No. 1504-2018 Pages 68389 to 68417 Being No. 150401757 for the year 2018.
27. Indenture of Conveyance dated 31st August, 2018 and registered in Book No. I Volume No. 1504-2018 Pages 68418 to 68446 Being No. 150401758 for the year 2018.
28. Indenture of Conveyance dated 31st August, 2018 and registered in Book No. I Volume No. 1504-2018 Pages 68447 to 68473 Being No. 150401759 for the year 2018.
29. Indenture of Conveyance dated 31st August, 2018 and registered with the Additional District Sub Registrar Bidhannagar in Book No. I Volume No. 1504-2018 Pages 68360 to 68388 Being No. 150401756 for the year 2018.
30. Indenture of Conveyance dated 1st March, 1990 and registered in Book No. I Volume No. 30 Pages 335 to 344 Being No. 1438 for the year 1990
31. Indenture of Conveyance dated 1st March, 1990 and registered in Book No. I Volume No. 30 Pages 345 to 354 Being No. 1439 for the year 1990.
32. Indenture of Conveyance dated 1st March, 1990 and registered in Book No. I Volume No. 30 Pages 355 to 364 Being No. 1440 for the year 1990.
33. Indenture of Conveyance dated 1st March, 1990 and registered in Book No. I Volume No. 30 Pages 365 to 374 Being No. 1441 for the year 1990.
34. Indenture of Conveyance dated 19th February, 2008 and registered with the Additional District Sub Registrar Bidhannagar in Book No. I Volume No. 3 Pages 12534 to 12548 Being No. 2968 for the year 2008.
35. Indenture of Conveyance dated 29th February, 2008 and registered with the Additional District Sub Registrar Bidhannagar in Book No. I Volume No. 3 Pages 13506 to 13523 Being No. 03021 for the year 2008.
36. Indenture of Conveyance dated 29th February, 2008 and registered with the Additional District Sub Registrar Bidhannagar in Book No. I Volume No. 3 Pages 12662 to 12677 Being No. 02976 for the year 2008.




37. Indenture of Conveyance dated 21st April 2009 and registered with the Additional District Sub Registrar Bidhannagar in Book No. I Volume No. 4 Pages 4994 to 5013 Being No. 03625 for the year 2009.
38. Indenture of Conveyance dated 9th October, 2010 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. I Volume No. 42 Pages 644 to 657 Being No. 12828 for the year 2010.
39. Indenture of Conveyance dated 9th October, 2010 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. I Volume No. 42 Pages 574 to 587 Being No. 12833 for the year 2010.
40. Deed of Exchange dated 7th November, 2014 and registered with the Additional District Sub Registrar Bidhannagar in Book No. I Volume No. 9 Pages 3219 to 3240 Being No. 3162 for the year 2014.
41. Indenture of Conveyance dated 27th November, 2014 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. I Volume No. 72 Pages 3802 to 3816 Being No. 14572 for the year 2014.
42. Indenture of Conveyance dated 27th November, 2014 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. I Volume No. 72 Pages 3817 to 3832 Being No. 14573 for the year 2014.
43. Deed of Exchange dated 8th May, 2015 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. I Volume No. 31 Pages 1833 to 1852 Being No. 05479 for the year 2015.
44. Indenture of Conveyance dated 13th May, 2016 and registered with the Additional Registrar of Assurances – IV, Kolkata in Book No. I Volume No. 1904-2016 Pages 174513 to 174537 Being No. 190404612 for the year 2016.
45. Indenture of Conveyance dated 30th November, 2016 and registered with the Additional Registrar of Assurances – IV, Kolkata in Book No. I Volume No. 1904-2016 Pages 408374 to 408400 Being No. 190411033 for the year 2016.
46. Indenture of Conveyance dated 5th December, 2016 and registered with the Additional Registrar of Assurances – IV, Kolkata in Book No. I Volume No. 1904-2016 Pages 414824 to 414850 Being No. 190411203 for the year 2016.
47. Indenture of Conveyance dated 19th June, 2007 and registered with the District Sub Registrar – II, North 24-Parganas in Book No. I Volume No. 8 Pages 4388 to 4403 Being No. 05104 for the year 2007.
48. Indenture of Conveyance dated 19th June, 2007 and registered with the District Sub Registrar – II, North 24-Parganas in Book No. I Volume No. 8 Pages 4551 to 4564 Being No. 05116 for the year 2007.






49. Deed of Exchange dated 7th November 2014 and registered with the Additional District Sub Registrar Bidhannagar in Book No. I Volume No. 9 Pages 3241 to 3253 Being No. 03163 for the year 2014.
50. Indenture of Conveyance dated 19th January, 2015 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. I Volume No. 4 Pages 3381 to 3396 Being No. 00681 for the year 2015.
51. Indenture of Conveyance dated 30th November, 2016 and registered with the Additional Registrar of Assurances – IV, Kolkata in Book No. I Volume No. 1904-2016 Pages 408347 to 408373 Being No. 190411032 for the year 2016.
52. Indenture of Conveyance dated 22nd February, 2017 and registered in Book No. I Volume No. 1904-2017 Pages 63862 to 63888 Being No. 190401592 for the year 2017.
53. Indenture of Conveyance dated 22nd February, 2017 and registered in Book No. I Volume No. 1904-2017 Pages 62200 to 62226 Being No. 190401593 for the year 2017.
54. Indenture of Conveyance dated 22nd February, 2017 and registered in Book No. I Volume No. 1904-2017 Pages 65657 to 65683 Being No. 190401601 for the year 2017.
55. Indenture of Conveyance dated 22nd February, 2017 and registered in Book No. I Volume No. 1904-2017 Pages 64921 to 64947 Being No. 190401602 for the year 2017.
56. Indenture of Conveyance dated 22nd February, 2017 and registered in Book No. I Volume No. 1904-2017 Pages 65011 to 65037 Being No. 190401605 for the year 2017
57. Indenture of Conveyance dated 22nd February, 2017 and registered in Book No. I Volume No. 1904-2017 Pages 65038 to 65064 Being No. 190401606 for the year 2017.
58. Indenture of Conveyance dated 22nd February, 2017 and registered in Book No. I Volume No. 1904-2017 Pages 63744 to 63770 Being No. 190401585 for the year 2017.
59. Indenture of Conveyance dated 24th December, 2018 and registered with the Additional District Sub Registrar Bidhannagar in Book No. I Volume No. 1504-2018 Pages 96564 to 96585 Being No. 150402468 for the year 2018.
60. Indenture of Conveyance dated 24th December, 2018 and registered with the Additional District Sub-Registrar, Bidhannagar in Book No. I Volume No. 1504-2018 Pages 96586 to 96607 Being No. 150402466 for the year 2018.





61. Indenture of Conveyance dated 24th December, 2018 and registered with the Additional District Sub Registrar Bidhannagar in Book No. I Volume No. 1504-2018 Pages 96520 to 96541 Being No. 150402469 for the year 2018.
62. Deed of Partition dated 1st March, 1993 registered with the Additional District Sub Registrar Bidhannagar, in Book No. I Volume No. 32 Pages 357 to 372 Being No. 1504 for the year 1993.
63. Indenture of Conveyance dated 20th September, 1996 and registered with the District Sub-Registrar – II, North 24-Parganas in Book No. I Volume No. 125 Pages 226 to 239 Being No. 6832 for the year 1996.
64. Indenture of Conveyance dated 11th September, 1998 and registered with the District Sub-Registrar – II, North 24-Parganas in Book No. I Volume No. 134 Pages 141 to 153 Being No. 06791 for the year 1998.
65. Indenture of Conveyance dated 10th May 2000 and registered with the Additional District Sub-Registrar Bidhannagar in Book No. I Volume No. 118 Pages 27 to 36 Being No. 4702 for the year 2000.
66. Indenture of Conveyance dated 26th April 2007 and registered with the District Sub-Registrar – II, North 24-Parganas in Book No. I Volume No. 5 Pages 8315 to 8327 Being No. 03751 for the year 2007.
67. Indenture of Conveyance dated 14th February, 2009 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. I Volume No. 4 Pages 11592 to 11602 Being No. 01389 for the year 2009.
68. Gift Deed dated 17th May, 2011 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. I Volume No. 24 Pages 1686 to 1697 Being No. 06143 for the year 2011.
69. Deed of Exchange dated 14th September, 2015 and registered with the Additional Registrar of Assurances – IV, Kolkata in Book No. I Volume No. 1904-2015 Pages 9399 to 9424 Being No. 190400309 for the year 2015.
70. Indenture of Conveyance dated 22nd September, 2015 and registered with the Additional Registrar of Assurances – IV, Kolkata in Book No. I Volume No. 1904-2015 Pages 20494 to 20516 Being No. 190400618 for the year 2015.
71. Deed of Exchange dated 6th November, 2015 and registered with the Additional Registrar of Assurances – IV, Kolkata in Book No. I Volume No. 1904-2015 Pages 61931 to 61964 Being No. 190401753 for the year 2015.
72. Indenture of Conveyance dated 13th May, 2016 and registered with the Additional Registrar of Assurances – IV, Kolkata in Book No. I Volume No. 1904-2016 Pages 174488 to 174512 Being No. 190404611 for the year 2016.
73. Indenture of Conveyance dated 30th November, 2016 and registered with the Additional Registrar of Assurances – IV, Kolkata in Book No. I Volume No. 1904-2016 Pages 408435 to 408461 Being No. 190411035 for the year 2016.

74. Indenture of Conveyance dated 17th January, 2017 and registered with the Additional Registrar of Assurances – IV, Kolkata in Book No. I Volume No. 1904-2017 Pages 19737 to 19764 Being No. 190400444 for the year 2017.
75. Indenture of Conveyance dated 17th January, 2017 and registered with the Additional Registrar of Assurances – IV, Kolkata in Book No. I Volume No. 1904-2017 Pages 19681 to 19708 Being No. 190400446 for the year 2017.
76. Indenture of Conveyance dated 2nd July, 2007 and registered with the District Sub-Registrar II, North 24-Parganas in Book No. I Volume No. 2 Pages 13817 to 13829 Being No. 01176 for the year 2008.
77. Indenture of Conveyance dated 25th February, 2008 and registered with the Additional District Sub Registrar Bidhannagar in Book No. I Volume No. 3 Pages 4794 to 4810 Being No. 02552 for the year 2008.
78. Indenture of Conveyance dated 9th October, 2010 and registered in Book No. I Volume No. 42 Pages 616 to 630 Being No. 12826 for the year 2010.
79. Indenture of Conveyance dated 9th October, 2010 and registered in Book No. I Volume No. 42 Pages 631 to 643 Being No. 12827 for the year 2010.
80. Indenture of Conveyance dated 9th October, 2010 and registered in Book No. I Volume No. 42 Pages 603 to 615 Being No. 12835 for the year 2010.
81. Indenture dated 27th November, 2014 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. I Volume No. 72 Pages 3833 to 3848 Being No. 14574 for the year 2014.
82. Indenture dated 19th January, 2015 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. I Volume No. 4 Pages 3397 to 3412 Being No. 00682 for the year 2015.
83. Indenture dated 13th May, 2016 and registered with the Additional Registrar of Assurances – IV, Kolkata in Book No. I Volume No. 1904-2016 Pages 174538 to 174561 Being No. 190404613 for the year 2016.
84. Indenture dated 5th December, 2016 and registered with the Additional Registrar of Assurances – IV, Kolkata in Book No. I Volume No. 1904-2016 Pages 413687 to 413713 Being No. 190411204 for the year 2016.
85. Indenture dated 17th January, 2017 and registered with the Additional Registrar of Assurances – IV, Kolkata in Book No. I Volume No. 1904-2017 Pages 19847 to 19874 Being No. 190400442 for the year 2017.
86. Indenture of Conveyance dated 24th December, 2018 and registered with the Additional District Sub Registrar, Bidhannagar in Book No. I Volume No. 1504-2018 Pages 96542 to 96563 Being No. 150402467 for the year 2018.

87. Indenture of Conveyance dated 18th January, 2018 and registered with the Additional District Sub Registrar Bidhannagar in Book No. I Volume No. 1504-2018 Pages 4988 to 5026 Being No. 150400121 for the year 2018.
88. Indenture of Conveyance dated 20th April, 2010 and registered with the Additional District Sub Registrar Bidhannagar in Book No. I Volume No. 7 Pages 283 to 294 Being No. 03980 for the year 2010.
89. Indenture of Conveyance dated 24th December, 2015 and registered with the Additional Registrar of Assurances – IV, Kolkata in Book No. I Volume No. 1904-2015 Pages 112252 to 112283 Being No. 190403217 for the year 2015.
90. Indenture of Conveyance dated 5th November, 2002 and registered with the Additional Registrar of Assurances-II, Calcutta in Book No. I Volume No. 3 Pages 1 to 17 Being No. 05567 for the year 2002.
91. Indenture of Conveyance dated 24th December 2015 and registered with the Additional Registrar of Assurances – IV, Kolkata in Book No. I Volume No. 1904-2015 Pages 112040 to 112071 Being No. 190403211 for the year 2015.
92. Deed of Conveyance dated 4th August, 2003 and registered with the District Sub-Registrar II, North 24-Parganas in Book No. I Volume No. 45 Pages 196 to 208 Being No. 01281 for the year 2004.
93. Indenture of Conveyance dated 27th April, 2005 and registered with the District Sub-Registrar II, North 24-Parganas in Book No. I Volume No. 1 Pages 1 to 12 Being No. 08767 for the year 2006.
94. Indenture of Conveyance dated 20th April, 2010 and registered with the ADSR Bidhannagar in Book No. I Volume No. 7 Pages 326 to 337 Being No. 03983 for the year 2010.
95. Indenture of Conveyance dated 24th December, 2015 and registered with the Additional Registrar of Assurances – IV, Kolkata in Book No. I Volume No. 1904-2015 Pages 112539 to 112566 Being No. 190403222 for the year 2015.
96. Indenture of Conveyance dated 24th December, 2015 and registered with the Additional Registrar of Assurances – IV, Kolkata in Book No. I Volume No. 1904-2015 Pages 112340 to 112367 Being No. 190403232 for the year 2015.
97. Indenture of Conveyance dated 20th April, 2010 and registered with the ADSR Bidhannagar in Book No. I Volume No. 7 Pages 374 to 385 Being No. 03987 for the year 2010.
98. Indenture of Conveyance dated 24th December, 2015 and registered with the Additional Registrar of Assurances – IV, Kolkata in Book No. I Volume No. 1904-2015 Pages 112072 to 112103 Being No. 190403212 for the year 2015.
99. Indenture of Conveyance dated 24th December, 2015 and registered with the Additional Registrar of Assurances – IV, Kolkata in Book No. I Volume No. 1904-2015 Pages 112483 to 112510 Being No. 190403227 for the year 2015.

100. Indenture of Conveyance dated 27th April, 1959 and registered with the Sub-Registry Office Cossipore Dum Dum in Book No. I Volume No. 45 Pages 273 to 274 Being No. 03358 for the year 1959.
101. Indenture of Conveyance dated 20th February, 1963 and registered with the Sub-Registry Office Cossipore Dum Dum in Book No. I Volume No. 32 Pages 22 to 23 Being No. 01356 for the year 1963.
102. Indenture of Conveyance dated 20th April, 1995 and registered with the Additional District Sub Registrar Bidhannagar in Book No. I Volume No. 14 Pages 83 to 88 Being No. 00534 for the year 1997.
103. Indenture of Conveyance dated 25th April, 2001 and registered with the Additional District Sub Registrar Bidhannagar in Book No. I Volume No. 149 Pages 287 to 305 Being No. 02827 for the year 2001.
104. Indenture of Conveyance dated 25th April, 2001 and registered with the Additional District Sub Registrar Bidhannagar in Book No. I Volume No. 150 Pages 48 to 70 Being No. 02832 for the year 2001.
105. Indenture of Conveyance dated 14th February, 2017 and registered with the Additional Registrar of Assurances – IV, Kolkata in Book No. I Volume No. 1904-2017 Pages 45969 to 45998 Being No. 190401211 for the year 2017.
106. Indenture of Conveyance dated 14th February, 2017 and registered with the Additional Registrar of Assurances – IV, Kolkata in Book No. I Volume No. 1904-2017 Pages 45999 to 46028 Being No. 190401212 for the year 2017.
107. Indenture of Conveyance dated 16th February, 2018 and registered with the Additional District Sub Registrar Bidhannagar in Book No. I Volume No. 1504-2018 Pages 12142 to 12169 Being No. 150400328 for the year 2018.
108. Indenture of Conveyance dated 17th August, 1994 and registered with the Additional District Sub Registrar Bidhannagar in Book No. I, Volume No. 127, Pages 397 to 406 being No. 5927 for the year 1994.
109. Indenture of Conveyance dated 22nd July, 2010 and registered with the Additional District Sub Registrar Bidhannagar in Book No. I, Volume No. 12, Pages 13016 to 13034 Being No. 07455 for the year 2010.
110. Indenture of Conveyance dated 27th September, 2014 and registered in Book No. I Volume No. 62 Pages 75 to 88 Being No. 12508 for the year 2014
111. Indenture of Conveyance dated 27th September, 2014 and registered in Book No. I Volume No. 62 Pages 89 to 102 Being No. 12509 for the year 2014.
112. Indenture of Conveyance dated 27th September, 2014 and registered in Book No. I Volume No. 62 Pages 103 to 116 Being No. 12510 for the year 2014.





113. Gift Deed dated 5th April, 2017 and registered with the District Sub-Registrar - II, North 24 Parganas in Book No. I Volume No. 1502-2017 Pages 29661 to 29683 Being No. 150201188 for the year 2017.
114. Indenture of Conveyance dated 30th June, 2017 and registered with the Additional Registrar of Assurances – IV, Kolkata in Book No. I Volume No. 1904-2017 Pages 250747 to 250771 Being No. 190406740 for the year 2017.
115. Indenture of Conveyance dated 30th June, 2017 and registered with the Additional Registrar of Assurances – IV, Kolkata in Book No. I Volume No. 1904-2017 Pages 250722 to 250746 Being No. 190406741 for the year 2017.
116. Indenture of Conveyance dated 6th January, 1993 and registered with the Additional District Sub Registrar Bidhannagar in Book No. I Volume No. 2 Pages 167 to 174 Being No. 66 for the year 1993.
117. Indenture of Conveyance dated 7th May, 2008 and registered with the District Sub-Registrar - II, North 24 Parganas in Book No. I Volume No. 6 Pages 7583 to 7593 Being No. 04577 for the year 2008.
118. Indenture of Conveyance dated 7th May, 2008 and registered with the District Sub-Registrar - II, North 24 Parganas in Book No. I Volume No. 6 Pages 7568 to 7582 Being No. 04576 for the year 2008.
119. Indenture of Conveyance dated 20th December, 2013 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. I Volume No. 53 Pages 2091 to 2105 Being No. 16946 for the year 2013.
120. Indenture of Conveyance dated 31st March, 2017 and registered with the Additional Registrar of Assurances – IV, Kolkata in Book No. I Volume No. 1904-2017 Pages 115924 to 115949 Being No. 190403066 for the year 2017.
121. Indenture of Conveyance dated 18th July, 2007 and registered with the District Sub-Registrar II, North 24-Parganas in Book No. I Volume No. 5 Pages 2658 to 2668 Being No. 04868 for the year 2009.
122. Indenture of Conveyance dated 20th April, 2010 and registered with the Additional District Sub Registrar Bidhannagar in Book No. I Volume No. 7 Pages 270 to 282 Being No. 03979 for the year 2010.
123. Indenture of Conveyance dated 20th April, 2010 and registered with the Additional District Sub Registrar Bidhannagar in Book No. I Volume No. 7 Pages 338 to 350 Being No. 03984 for the year 2010.
124. Indenture of Conveyance dated 20th April, 2010 and registered with the Additional District Sub Registrar Bidhannagar in Book No. I Volume No. 7 Pages 351 to 362 Being No. 03985 for the year 2010.
125. Indenture of Conveyance dated 23rd December, 2013 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. I Volume No. 54 Pages 1432 to 1445 Being No. 17131 for the year 2013.




126. Indenture of Conveyance dated 24th December, 2015 and registered with the Additional Registrar of Assurances – IV, Kolkata in Book No. I Volume No. 1904-2015 Pages 112224 to 112251 Being No. 190403216 for the year 2015.
127. Indenture of Conveyance dated 24th December, 2015 and registered with the Additional Registrar of Assurances – IV, Kolkata in Book No. I Volume No. 1904-2015 Pages 112368 to 112396 Being No. 190403231 for the year 2015.
128. Indenture of Conveyance dated 31st May 2006 and registered with the District Sub-Registrar – II, North 24-Parganas in Book No. I Volume No. 1 Pages 1 to 9 Being No. 08675 for the year 2006.
129. Indenture of Conveyance dated 19th August, 2015 and registered in Book No. I Volume No. 1902-2015 Pages 121908 to 121934 Being No. 190209202 for the year 2015.
130. Indenture of Conveyance dated 19th August, 2015 and registered in Book No. I Volume No. 1902-2015 Pages 121881 to 121907 Being No. 190209203 for the year 2015.
131. Indenture of Conveyance dated 19th August, 2015 and registered in Book No. I Volume No. 1902-2015 Pages 121854 to 121880 Being No. 190209204 for the year 2015.
132. Indenture of Conveyance dated 19th August, 2015 and registered in Book No. I Volume No. 1902-2015 Pages 121827 to 121853 Being No. 190209205 for the year 2015.
133. Indenture of Conveyance dated 19th August, 2015 and registered in Book No. I Volume No. 1902-2015 Pages 121800 to 121826 Being No. 190209206 for the year 2015.
134. Indenture of Conveyance dated 19th August, 2015 and registered in Book No. I Volume No. 1902-2015 Pages 121773 to 121799 Being No. 190209207 for the year 2015.
135. Indenture of Conveyance dated 19th August, 2015 and registered in Book No. I Volume No. 1902-2015 Pages 121746 to 121772 Being No. 190209208 for the year 2015.
136. Indenture of Conveyance dated 27th September, 2016 and registered with the Additional Registrar of Assurances – IV, Kolkata in Book No. I Volume No. 1904-2016 Pages 343851 to 343876 Being No. 190409278 for the year 2016.
137. Indenture of Conveyance dated 27th September, 2016 and registered with the Additional Registrar of Assurances – IV, Kolkata in Book No. I Volume No. 1904-2016 Pages 343877 to 343901 Being No. 190409279 for the year 2016.



