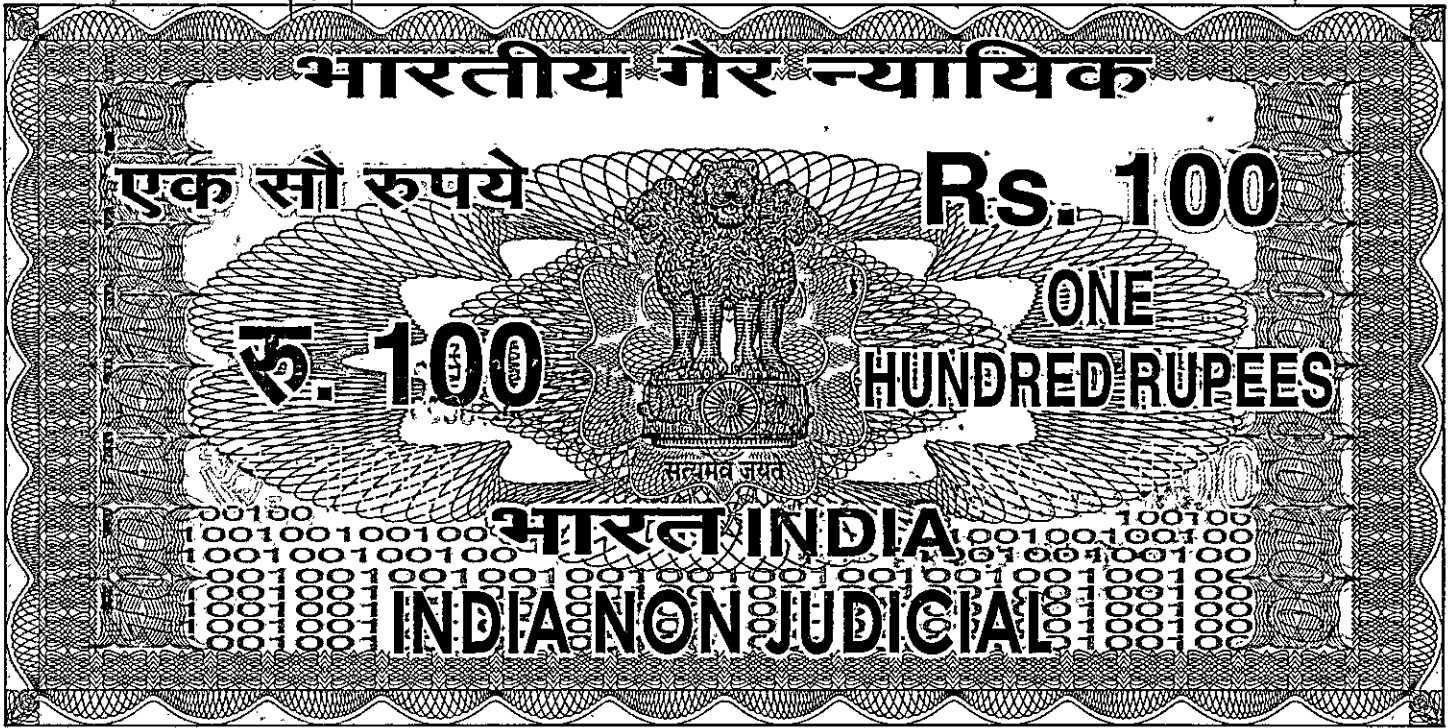


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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Certified that the document is a limited registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

DEED OF CONVEYANCE

District Sub-Register-II

Alipore, South 24-pargana

This Deed of Conveyance made this 5th day of November 2024.

11/11/2024

Between

(1) **Dr. Tapan Kumar Sarkar** (PAN: AKSPS7847R and Aadhaar No. 757881777719) son of Late Tarapada Sarkar, (2) **Dr. Mrs. Molly Sarkar, [AKA Molly Datta and Molly (Datta) Sarkar]**, (PAN: ACQPD0715P and Aadhaar No. 800246170954) wife of Dr. Tapan Kumar Sarkar, and (3) **Dr. Rivu Sarkar** (PAN: CVFPS4489B and Aadhaar No. 300641336737) son of Dr. Tapan Kumar Sarkar, all by Faith Hindu, by nationality Indian and all are residing at 301 Prince Anwar Shah Road, M. K. Towers, Flat No. 1A, Kolkata 700045, West Bengal, P. O. Lake Gardens within P. S. Jadavpur, hereinafter collectively referred to as "**the Owners/Vendors**" represented by their Constituted Attorney **Mr. Anurag Meharia** [PAN: AEYPM6998K and Aadhaar No. 638319411105], son of Late Mohan Prasad Meharia and residing at No. 57A Block D, 3rd Floor, P. O. and P. S. New Alipore, Kolkata 700053 by virtue of a Power of Attorney registered with the ARA II, Kolkata and contained in Book No. I, Volume No. 1902-2023 at pages 324259 to 324278 bearing Deed No. 190210072 dated 20th July 2023 (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and permitted assigns).

And

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মূল্য P. G. Show (Advocate)
ক্রেতা C.M.M. Court, Kol-700001

ডেপুটি : - শ্রী প্রণব দে
বারুইপুর সাব-রেজিস্ট্রারী অফিস
হোলা-দাঙ্গা ২৪ পরগণা



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
06 NOV 2024

Rajshree Hdt.
Sho. Ramkanta Hdt.
Wll- Prileban, Sho. Lochan.
f.s. Egm, mlt-pura mduja
Pinnor- 82497

Ishaaniaa Property Holdings LLP [PAN: AAFFI9201E, LLP IN: AAH-0052 & and date of incorporation: 25th July 2016], a Limited Liability Partnership incorporated under the Act of 2008 a Limited Liability Partnership incorporated under the Act of 2008, having its Registered Office at 9 Old Post Office Street, Ground Floor, Kolkata 700001, P. O. GPO and P. S. Hare Street hereinafter referred to as **"the Purchaser"** (which expression shall be deemed to mean and include its successors in interest and/or assigns) and represented by Bikash Chandra Roy, son of Late Tarak Chandra Roy, (PAN: AHBPR2075E and Aadhaar No. 588232137356) by nationality Indian, aged 63 years residing at 11 Gadadhar Mistry Lane, 2nd Bye Lane, P. O. Santragachi, P. S. Chatterjeehat, Howrah 711104.

WHEREAS:

- 1) One Vidyasagar Ojha as sole and absolute owner was seized and possessed of, inter alia, ALL THAT piece and parcel of Land measuring about 33 decimals equivalent to 20 Cottahs be the same a little more or less situated in Mouza Laskarhat, J. L. No. 11, Touzi No. 2998, Dag No. 161 and 165, under Khatian No. 146 and 165 P. S. Tiljala, P. O. Tiljala, Sub-Registration Office at Sealdah, District: 24 Parganas (South) more fully described in the Schedule hereto and (hereinafter referred to as the **said Entire Property**).
- 2) On 2nd June 1960, the said Vidyasagar Ojha sold, transferred, and conveyed unto Basanti Rani Roy, the said entire property, by a registered deed dated 2nd June 1960 registered before the Sub-Registrar, Alipore Sadar and recorded in Book No. I Volume No. 85 at pages 110 to 112 being Deed No. 4846 of 1960.
- 3) On 9th January 1985, Basanti Rani Roy, transferred and conveyed as and by way of registered gift absolutely and forever to her son Arup Roy, all that piece or parcel of land measuring 9.92 Decimals (4321 square feet) comprised within the said entire property and registered before the D.R. Alipore in Book No. I, Volume No. 7 at pages 70 to 75 being Deed No. 309 of 1985.
- 4) On 9th January 1985, Basanti Rani Roy transferred and conveyed as and by way of registered gift absolutely and forever to her son Anup Roy, all that piece or parcel of land measuring 10 Decimals (4356 square feet) comprised within the said entire property and registered before with the D. R. Alipore in Book No. I Volume No. 6 at pages 285 to 290 being Deed No. 310 of 1985.
- 5) On 10th September 1987, a deed of rectification was registered with the D. R. Alipore in Book No. I Volume No. 286 at pages 74 to 79 being Deed No. 13796, rectifying some errors contained via Deed No. 310 of 1985.
- 6) On 10th September 1987 a deed of rectification was registered with the D.R. Alipore in Book No. I Volume No. 286 at pages 80 to 85 being Deed No. 13797, rectifying some errors contained via Deed No. 309 of 1987.



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- 7) Pursuant to the above deeds of gift, Basanti Rani Roy, Anup Roy, and Arup Roy became owners of 13.08 Decimals, 10.00 Decimals and 9.92 Decimals respectively forming a total of 33.00 Decimals contained within the said entire property.
- 8) Thereafter the aforesaid owners in the mean time to earn their livelihood from the property constructed a Tin shed structure as described in the schedule herein below on the Entire Land in 1980.
- 9) Ownership of Tapan Kumar Sarkar (Vendor No. 1):
 - a) On 9th March 2000, Basanti Rani Roy, sold, transferred, and conveyed to Tapan Kumar Sarkar (Vendor No. 1 herein) together with possession thereof, her balance holding as aforesaid being part of said entire property for the consideration mentioned therein free from all encumbrances by a Deed of Conveyance dated 9th March 2000 registered before the ADSR, Sealdah and contained in Book No. I Volume No. 23 at pages 25 to 38 via Deed No. 807 of 2000.
 - b) On 22nd April 2022 a Deed of Transfer was registered before the DSR III, in Book No. I, Volume No. 1603 at pages 213805 to 213828 bearing Deed No. 160306194 of 2022, by and between Basanti Rani Roy and Tapan Kumar Sarkar to transfer, rectify and clarify a drafting error in the Deed No. 807 of 2000.
 - c) That Tapan Kumar Sarkar subsequently got the property mutated in his name with the Kolkata Municipal Corporation and his portion was numbered as premises No. 1602, Laskarhat, Kolkata 700039.
 - d) Thereafter Tapan Kumar Sarkar got his name mutated and converted in the records of the BL&LRO in Khatian No. 1094 and 1133, J. L. No. 11, Mouza Laskarhat, Dag Nos. 161 and 165 and the same was subsequently converted to Bastu.
- 10) Title of Molly (Nee Datta) Sarkar (Vendor No. 02):
 - a) On 9th March 2000, Arup Roy sold, transferred, and conveyed to Molly (Nee Dutta) Sarkar (Vendor No. 2 herein) together with possession thereof, his entire holding in the said entire property as aforesaid (obtained by virtue of deed of gift bearing no. 309 of 1987) for consideration mentioned therein free from all encumbrances by conveyance dated 9th March 2000 registered before the ADSR, Sealdah and contained in Book No. I Volume No. 23 at pages 39 to 50 via Deed No. 808 of 2000.
 - b) On 22nd April 2022 a Deed of Transfer was registered before the DSR III, in Book No. I, Volume No. 1603 at pages 213829 to 213852 bearing Deed No. 160306193 by and between Arup Roy and Molly (Nee Datta) Sarkar to transfer, rectify and clarify a drafting error in the Deed No. 808 of 2000.



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- c) That Molly (Nee Datta) Sarkar got the property mutated in her name with the Kolkata Municipal Corporation and his portion was numbered as premises no. 1567, Laskarhat, Kolkata 700039.
- d) Thereafter Molly (Nee Datta) Sarkar got her name mutated in the records of the BL&LRO in Khatian No. 1093 and 426 J. L. No. 11, Mouza Laskarhat, Dag No. 161 and the same was subsequently converted to Bastu.

11) Ownership of Rivu Sarkar (Vendor No. 3):

- a) On 9th March 2000 Anup Roy sold, transferred, and conveyed to Rivu Sarkar (Vendor No. 3 herein) together with possession thereof, his entire holding of the said entire property (obtained by virtue of deed of gift no. 310 of 1985) as aforesaid for consideration mentioned therein free from all encumbrances by conveyance dated 9th March 2000 registered with the ADSR, Sealdah and contained in Book No. I Volume No. 23 at pages 13 to 24 via Deed No. 806 of 2000.
- b) On 22nd April 2022 a Deed of Transfer was registered before the DSR III, in Book No. I, Volume No. 1603 at pages 213853 to 213876 bearing Deed No. 160306192, by and between Anup Roy and Rivu Sarkar to transfer, rectify and clarify a drafting error in the Deed No. 806 of 2000.
- c) That Rivu Sarkar got the property mutated in his name with the Kolkata Municipal Corporation and his portion was numbered as premises no. 1564, Laskarhat, Kolkata 700039.
- d) Thereafter Rivu Sarkar got his name mutated in the records of the BL&LRO in Khatian No. 427 and 1095, J. L. No. 11, Mouza Laskarhat, Dag No. 161 and the same was subsequently converted to Bastu.

12) Thus, the owners herein became the joint owners of the said entire property.

13) Sometime in 9th March 2008, the Owners granted the entire space as constructed on and along with the said entire property together with the majority area of the structures thereon on monthly rent to Zenith Life-Style Private Limited (formerly known as Denis Parekh Consortium Private Limited), having PAN: AABCD0086H and CIN U70101WB1985PTC039567, being a company incorporated under the Companies Act 1956 and 2013 having its Registered Office at 3A, Dr. Martin Luther King Sarani (formerly known as Upper Wood Street), P. S. and P. O. Shakespeare Sarani, Kolkata 700017, which is still subsisting.

14) On 24th April 2013 the Owners herein executed a Joint Development Agreement (hereinafter referred to as the JDA-01) with one AMP Universal Realty Private Limited for development of the said entire property on the terms and conditions contained therein and registered with the DSR, Ali-



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pore, South 24 Parganas in Book No. 1, Volume No. 8, at pages 2012 to 2052 being Deed No. 03885 for the year 2013.

- 15) On 25th April 2013, the Owners also executed a Power of Attorney (hereinafter referred to as the POA-01) in favour of the authorised representatives of AMP Universal Realty Private Limited and registered before DSR III, Alipore South 24 Parganas, in Book No. 1, Volume No. 9, at pages 8644 to 8658 being Deed No. 03887 of 2013.
- 16) In order to develop the said entire property as a single unit, the Vendor executed several mutual deeds of gifts in the year 2013 and 2014 and subsequently got the property amalgamated into a single unit and assessed as premises No. 1567 Laskarhat Kolkata 700039 having Assessee No. 31-107-081567-2.
- 17) On 28th April 2017, the JDA-01 between the Owners and AMP Universal Realty Private Limited was cancelled by a registered deed of cancellation registered before DSR III, and contained in Book No. I, Volume No. 1603-2017 at pages 45602 to 45627 via Deed No. 160301726 of 2017.
- 18) On 28th April 2017, the POA-01 executed by the Owners in favour of authorised representatives of AMP Universal Realty Private Limited was cancelled by a registered deed of Revocation of Power registered before DSR III, and contained in Book No. IV, Volume No. 1603-2017 at pages 4860 to 4868 via Deed No. 160300302 of 2017.
- 19) On 28th day of April 2017 a new Joint Development Agreement was executed between the Owners and Ishaaniaa Infraproject LLP represented by its division "Meharia Consortium" for the development of the said entire property and the same was registered before the DSR III, Alipore, South 24 Parganas, in Book No. I, Volume No. 1603-2017 at pages 45867 to 45932 being Deed No. 160301735 of 2017 (Hereinafter referred to as the **JDA-02**).
- 20) On 28th April 2017, the Owners executed a registered Power of Attorney (hereinafter referred to as the **POA-02**) in favour of the representatives of Meharia Consortium (A Division of Ishaaniaa Infraproject LLP) registered with the DSR III, Alipore, South 24 Parganas, in Book No. I, Volume No. 1603-2017 at pages 45933 to 45949 being Deed No. 160301736 for the year 2017.
- 21) Thereafter, Meharia Consortium (The Division of Ishaaniaa Infraproject LLP) started working under the said JDA 02 and spend money and got the said entire property ready for commercially development.
- 22) On the 20th July 2023, the Owners and Meharia Consortium (The Division of Ishaaniaa Infraproject LLP) cancelled the said JDA-02 by a registered deed of cancellation registered before ARA II and contained in Book No. I, Volume No. 1902-2023 at pages 324112 to 324128 via Deed No. 10071 of 2023.



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- 23) On the 20th July 2023, the said POA-02 executed by the Owners in favour of authorised representatives of Meharia Consortium (The Division of Ishaaniaa Infraproject LLP) was cancelled by a registered Deed of Revocation of Power registered before ARA II and contained in Book No. IV, Volume No. 1902-2023 at pages 324259 to 324278 via Deed No. 190210072 for the year 2023.
- 24) As a part of the cancellation process, the Owners agreed to compensate Ishaaniaa Infraproject LLP, a sum of Rs. 5,34,00,000.00 (Rupees Five Crores Thirty Four Lakhs Only) within a period of 12 months from the 20th July 2023 and until such date the Original title documents would be retained by Ishaaniaa Infraproject LLP, which has now been paid.
- 25) Based on this arrangement, the Owners are currently exclusively seized and possessed of the said entire property more fully described in the First Schedule hereto.
- 26) The Purchasers has agreed to purchase One twentieth (1/20th) undivided share of the said entire property together with One twentieth (1/20th) undivided share in the 14,400 square feet tenanted residential structure with RT Shed thereat together with all rights, title and interests of the Owners, subject to the Owners having cleared all the dues of Ishaaniaa Infraproject LLP but subject to the tenancy rights of the tenant and more fully described in the Second Schedule hereto and referred to as **"the said Portion"**.
- 27) The Purchaser has verified all necessary papers and documents and are fully satisfied about the ownership of the Owners in the Property more particularly described in the Schedule mentioned hereinafter and has no objection whatsoever to this effect.
- 28) Accordingly, the Owners signed an agreement for sale dated 15th April 2023 with the Purchaser, wherein the Purchaser jointly with others agreed to purchase the said entire property for consideration and on terms and conditions as contained therein.
- 29) After signing of the Agreement for sale, the Purchaser in the name of and on behalf of the Owners initiated the process of obtaining all other necessary permissions to make the Property ready to make an application for sanction of plans by the Kolkata Municipal Corporation.
- 30) Thereafter the Purchaser in the name of and on behalf of the Owners obtained sanction from Kolkata Municipal Corporation for construction of multi storied buildings at the said entire property vide Building Permit No. 2024120044 dated 30th April 2024.
- 31) The Owners have agreed to also transfer the proportionate right in the sanctioned plan to the Purchaser herein.



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- 32) Relying on the representations of the Owners and believing the same to be true and on the faith thereof the Purchasers have agreed to purchase the **said Portion** at and for an all-inclusive consideration of Rs. 37,95,00.00 (Rupees Thirty Seven Lakhs Ninety Five Thousand only), on the terms and conditions hereinafter mentioned which includes the compensation to be paid to and re-imbursement of cost incurred to Ishaaniaa Infraproject LLP and costs of obtaining sanction which was paid by the Purchasers on behalf of the Owners.
- 33) It is agreed between the Owners and the Purchaser, that the Owners shall transfer, convey all right, title and interest of the said entire property including the rights on the sanctioned plan to the Purchaser and register the deed of conveyance be executed in favour of the Purchaser by the Owners upon receipt of the entire consideration which includes the proportionate cost of sanction already paid by the Purchaser for and on behalf of the Owners together with proportionate costs of compensation to be paid to Ishaaniaa Infraproject LLP by the Owners directly through the Purchaser and proportionate consideration to be paid to the Owners to be retained by the Owners exclusively.
- 34) All original documents have been handed over to the Purchaser by the Owners and the Property is free from all right, claims and interests in the said entire property.
- 35) The Owners herein confirm and declare that they have received the entire consideration as stated above including directly payments to themselves or as payments to Ishaaniaa Infraproject LLP or as adjustment of expenses incurred by the Purchaser for and on behalf of the Owners and be treated herein as Owners' total consideration/as agreed by and between the parties herein.
- 36) Ishaaniaa Infraproject LLP has also received all its dues from the Owners on account of compensation and reimbursement of the expenses incurred by them in relation to the said entire property under JDA-02 and the same shall be treated as part of the total consideration paid by the Purchaser to the Owners the receipt whereof shall be acknowledged by the Owners.
- 37) This deed of Transfer is being executed and registered accordingly.

NOW THIS INDENTURE WITNESSETH that:

- I. In pursuance of the total consideration sum of Rs. 37,95,00.00 (Rupees Thirty Seven Lakhs Ninety five Thousand only), paid by the Purchaser to the Owners as per Memo of Consideration on or before the execution hereof (the receipt whereof the Owners do hereby as well as by the receipt and memo hereunder written admit and acknowledge and forever release discharge and acquit the Purchaser) the Owners do hereby transfer sell convey assign and assure to and unto the Purchaser ALL THAT One twentieth



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(1/20th) undivided share of the said entire property together with One twentieth (1/20th) undivided share in the 14,400 square feet tenanted RT residential structure thereat as set out in the **Second Schedule** hereto and being part of the said Entire Property being 33 decimals equivalent to 20 Cottahs be the same a little more or less situated in Mouza Laskarhat, J. L. No. 11, L. R. Dag No. 161 and 165, under L. R. Khatian Nos. 426, 427, 1093, 1094, 1095 and 1133, within Kolkata Municipal Corporation Premises No. 1567 Laskarhat, Kolkata 700039 (formerly being 1602, 1567 and 1564 Laskarhat, Kolkata 700039 having Assessee No. 311070815672, P. S. Tiljala, P. O. Tiljala, Kolkata Municipal Corporation Ward No. 107, District: 24 Parganas (South), along with all the installations, amenities and facilities and more fully set out in the **First Schedule**.

II. Such a transfer is subject to:

- a) ALL the provisions contained herein but otherwise free from all encumbrances and lispendens.
- b) ALL the easements or quasi-easements and other stipulations and provisions in connection with the beneficial use and enjoyment of the said entire property.
- c) TOGETHER WITH all benefits and advantages of ancient and other lights ways paths common or other passages drains water watercourses and all manner of former and other rights liberties easements privileges profits appendages and appurtenances whatsoever to the said entire property belonging or in anywise appertaining or with the same or any of them or any part thereof now or at any time heretofore hold, used, occupied, or enjoyed with their and every of their appurtenances.
- d) ALL the Reversion or Reversions and Remainder or Remainders and the rent issues and profits thereof.
- e) AND all the estate right title claims interest and demand whatsoever both at law and in equity of the Owner in the said entire property or any part and parcel thereof.
- f) TO HAVE AND TO HOLD the said entire property with rights hereby granted sold transferred conveyed assigned and assured to and unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other things whatsoever to alter defeat encumber or make void the same hereunder and SUBJECT TO the Purchaser's paying and discharging taxes and impositions on the said entire property.

III. The Owners hereby covenant with the Purchaser as follows:



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- a) That notwithstanding any act, deed or thing done or executed or knowingly suffered to the contrary by the Owners or by any of their predecessor-in-title, the interest which the Owners do hereby profess to transfer subsists and that the Owners and have the full right, power and absolute authority to grant sell transfer convey assign and assure their respective rights and interests unto the Purchaser the said entire property in the manner aforesaid.
- b) That it shall be lawful for the Purchaser from time to time and at all times hereafter to enter into and to hold and enjoy the said entire property and every part thereof and to receive rents issues and profits thereof without any interruption disturbance claim or demand whatsoever from or by the Owners or any person(s) lawfully or equitably claiming under them or in trust for the Owners and freed and cleared from and against all manner of encumbrances trust liens and attachments whatsoever save only those as are herein expressly contained.
- c) The said entire property hereby transferred is free from all encumbrances, attachments, liens, lispensens whatsoever made or suffered by the Owners party or any person or persons lawfully and equitably claiming as aforesaid.
- d) The Purchaser shall be absolutely acquitted exonerated discharged saved harmless and kept indemnified against all estates, encumbrances, charges, whatsoever made or suffered by the Owners or any person or persons lawfully and equitably claiming as aforesaid.
- e) That the Owners shall do and perform and cause to be done at the cost's charges and expenses of the Purchaser make do acknowledge, execute, and perform all such further, and/or other lawful and reasonable acts deeds matters and things whatsoever for further better or more perfectly assuring the said entire property together with the rights hereby granted unto the Purchaser and in the manner aforesaid.
- f) That the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said entire property and each and every part thereof and receive the rents and profits thereof without any lawful eviction interruption claim or demand from or by the owners or any them or persons lawful or equitable claiming from under or in trust for them
- g) That the Owners and all persons having more lawfully or equitable claiming any estate or inheritance in the said entire property or any part thereof from or under or in trust for them the said Owners shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done and executed all such further and other acts deeds and things for further and more perfectly assuring the said entire property, and every part thereof unto and to the



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use of the Purchaser, its successors and/or successors in interest and assigns in manner aforesaid as shall or may be reasonable required.

THE FIRST SCHEDULE REFERRED TO ABOVE
(THE ENTIRE PROPERTY)

ALL THAT piece and parcel of Land measuring about 33 decimals equivalent to 20 Cottahs be the same a little more or less situated in Mouza Laskarhat, J. L. No. 11, Touzi No. 2998, L. R. Dag No. 161 and 165, under L. R. Khatian Nos. 426, 427, 1093, 1094, 1095 and 1133 within Kolkata Municipal Corporation Premises No. 1567 Laskarhat, Kolkata 700039 (formerly being 1602, 1567 and 1564 Laskarhat, Kolkata 700039 being Assessee No. 311070815672, P. S. Tiljala, P. O. Tiljala, Kolkata Municipal Corporation Ward No. 107, District: 24 Parganas (South) together with single storied tin shed structure of 14,400 square feet and more fully shown and delineated in the map(s) or plan(s) annexed hereto and marked with RED border and butted and bounded by:

ON THE NORTH: By Premises No. 1399 Laskarhat
ON THE SOUTH: By 12 feet wide KMC Road
ON THE EAST: By Premises No. 1603 Laskarhat
ON THE WEST: By Premises No. 1601 Laskarhat

THE SECOND SCHEDULE REFERRED TO ABOVE
(THE SAID PORTION)

ALL THAT one Twentieth ($1/20^{\text{th}}$) undivided portion of the said Entire Property as mentioned in the First Schedule amounting to 1.65 decimals (equivalent to 720 square feet or 1 Cottah) more or less situated in Mouza Laskarhat, J. L. No. 11, Touzi No. 2998, L. R. Dag No. 161 and 165, under L. R. Khatian Nos. 426, 427, 1093, 1094, 1095 and 1133 within Kolkata Municipal Corporation Premises No. 1567 Laskarhat, Kolkata 700039 (formerly being 1602, 1567 and 1564 Laskarhat, Kolkata 700039 being Assessee No. 311070815672, P. S. Tiljala, P. O. Tiljala, Kolkata Municipal Corporation Ward No. 107, District: 24 Parganas (South) together with one Twentieth ($1/20^{\text{th}}$) undivided portion of a single storied tin shed structure being 720 square feet thereon.

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.



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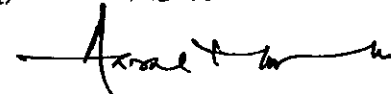
06 NOV 2024

IN WITNESS, WHEREOF the parties hereto have executed and delivered these presents on the day month and year first above written.

SIGNED SEALED AND DELIVERED by
the OWNERS at Kolkata in the presence
of:

1. Siddhartha Sen.
9, old Post Office St.,
Kolkata - 1
2. Sujit Kumar Paul
9, old Post Office Street
Kolkata - 700 001

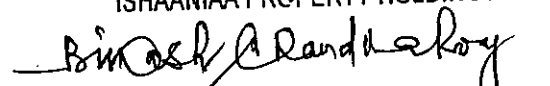
Mr. Molly Sarkar
Mr. Rivu Sarkar
Mr. Tanan Kumar Sarkar


Constituted Attorney

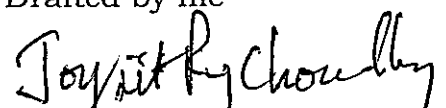
SIGNED SEALED AND DELIVERED by
the Purchaser at Kolkata in the presence
of:

1. Siddhartha Sen.
2. Sujit Kumar Paul

ISHAANIAA PROPERTY HOLDINGS LLP


Designated Partner/Authorised Signatory

Drafted by me-


JOYJIT ROY CHOUDHURY
Advocate

High Court Calcutta
WB/970/2009



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MEMO OF CONSIDERATION

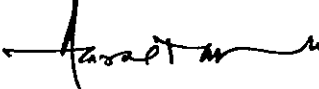
RECEIVED from within named Purchaser the within mentioned sum of Rs. 37,95,00.00 (Rupees Thirty Seven Lakhs Ninety Five Thousand only), towards the full consideration money for selling the within mentioned property.

Signed, Sealed and Delivered by the Owners in Kolkata in the presence of:

1. Siddheshwar Sen.

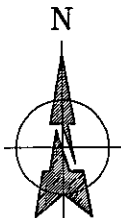
2. Sujit Kumar Paul

Dr. Molly Sarkar
Dr. Rini Sarkar
Dr. Tonan Kumar Sarkar


Constituted Attorney

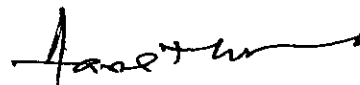


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06 NOV 2024



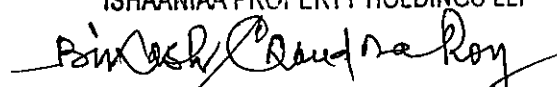
Land measuring about 33 decimals equivalent to 20 Cottahs be the same a little more or less situated in Mouza Laskarhat, J. L. No. 11, Touzi No. 2998, L. R. Dag No. 161 and 165, under L. R. Khatian Nos. 426, 427, 1093, 1094, 1095 & 1133 within KMC Premises No. 1567 Laskarhat, Kolkata 700039 having Assessee No. 222070825672, P. S. and P. O. Tiljala, Kolkata Municipal Corporation Ward No. 107, District: 24 Parganas (S)

Dr. Molly Sarkar
Dr. Rivu Sarkar
Dr. Tanan Kumar Sarkar


Constituted Attorney

Owners

ISHAANIAA PROPERTY HOLDINGS LLP


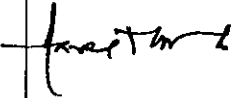











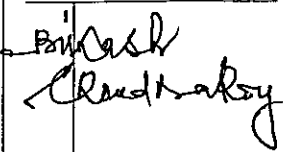











Designated Partner/Authorised Signatory

Purchasers



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
06 NOV 2024
06 NOV 2024

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
		Little	Ring	Middle (Left Hand)	Fore	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring	Little



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
06 NOV 2024
06 NOV 2024

Major Information of the Deed

Deed No :	I-1603-18536/2024	Date of Registration	11/11/2024
Query No / Year	1603-2002799390/2024	Office where deed is registered	
Query Date	05/11/2024 11:23:42 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	RANJIT HATI ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7003712988, Status :Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 37,95,000/-	Rs. 42,11,002/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,52,680/- (Article:23)	Rs. 42,156/- (Article:A(1), E, M)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Laskarhat, Road Zone : (Rest in Laskarhat -- Rest in Laskarhat) , , Premises No: 1567, , Ward No: 107 Pin Code : 700039

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	1 Katha	37,05,000/-	40,37,500/-	Width of Approach Road: 12 Ft., Encumbered by Tenant,
Grand Total :				1.65Dec	37,05,000 /-	40,37,500 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	720 Sq Ft.	90,000/-	1,73,502/-	Structure Type: Structure Tenanted,
Gr. Floor, Area of floor : 720 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 16 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		720 sq ft	90,000 /-	1,73,502 /-	

Seller Details :



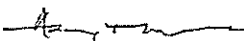
Sl No	Name,Address,Photo,Finger print and Signature
1	Dr Tapan Kumar Sarkar Son of Late Tarapada Sarkar 301, Prince Anwar Shah Road, M.K. Towers, Flat No.1A, City:- , P.O:- Lake, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-2XX4 , PAN No.:: AKxxxxxx7R, Aadhaar No: 75xxxxxxxx7719, Status :Individual, Executed by: Attorney, Executed by: Attorney

2	Dr Molly Datta, (Alias: Molly Sarkar) Wife of Dr Tapan Kumar Sarkar 301, Prince Anwar Shah Road, M.K. Towers, Flat No.1A, City:- , P.O:- Lake Gardens, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-2XX4 , PAN No.: ACxxxxxx5P, Aadhaar No: 80xxxxxxxx0954, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	Dr Rivu Sarkar Son of Dr Tapan Kumar Sarkar 301, Prince Anwar Shah Road, M.K. Towers, Flat No.1A, City:- , P.O:- Lake Gardens, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: IndiaDate of Birth:XX-XX-2XX4 , PAN No.: CVxxxxxx9B, Aadhaar No: 30xxxxxxxx6737, Status :Individual, Executed by: Attorney, Executed by: Attorney



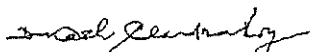
Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ISHAANIAA PROPERTY HOLDINGS LLP 9, Old Post Office Street, Ground Floor, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX6 , PAN No.: AAxxxxxx1E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Attorney Details :



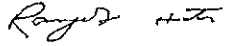
SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Anurag Meharia Son of Late Mohan Prasad Meharia Date of Execution - 05/11/2024, , Admitted by: Self, Date of Admission: 06/11/2024, Place of Admission of Execution: Office	Photo  Nov 6 2024 12:28PM	Finger Print  Captured LTI 06/11/2024	Signature  06/11/2024
57A, Block D, 3rd Floor, City:- , P.O:- New Alipore, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053, Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, Date of Birth:XX-XX-2XX4 , PAN No.: AExxxxxx8K, Aadhaar No: 63xxxxxxxx1105 Status : Attorney, Attorney of : Dr Tapan Kumar Sarkar, Dr Molly Datta, Dr Rivu Sarkar				

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<p>Mr Bikash Chandra Roy (Presentant) Son of Late Tarak Chandra Roy Date of Execution - 05/11/2024, , Admitted by: Self, Date of Admission: 06/11/2024, Place of Admission of Execution: Office</p>		 Captured	
		Nov 6 2024 12:28PM	LTI 06/11/2024	06/11/2024

11, Gadadhar Mistry Lane, 2nd Bye Lane, City:- , P.O:- Santragachi, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711104, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-2XX4 , PAN No.:: AHxxxxxx5E, Aadhaar No: 58xxxxxxxx7356 Status : Representative, Representative of : ISHAANIAA PROPERTY HOLDINGS LLP (as Authorized Signatory)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ranjit Hati Son of Mr Ramakanta Hati Vill. Billbara, City:- , P.O:- Panchrol, P.S:- Egra, District:-Purba Midnapore, West Bengal, India, PIN:- 721447		 Captured	
	06/11/2024	06/11/2024	06/11/2024
Identifier Of Mr Anurag Meharia, Mr Bikash Chandra Roy			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Dr Tapan Kumar Sarkar	ISHAANIAA PROPERTY HOLDINGS LLP-0.55 Dec
2	Dr Molly Datta	ISHAANIAA PROPERTY HOLDINGS LLP-0.55 Dec
3	Dr Rivu Sarkar	ISHAANIAA PROPERTY HOLDINGS LLP-0.55 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Dr Tapan Kumar Sarkar	ISHAANIAA PROPERTY HOLDINGS LLP-240.00000000 Sq Ft
2	Dr Molly Datta	ISHAANIAA PROPERTY HOLDINGS LLP-240.00000000 Sq Ft
3	Dr Rivu Sarkar	ISHAANIAA PROPERTY HOLDINGS LLP-240.00000000 Sq Ft

Endorsement For Deed Number : I - 160318536 / 2024

On 06-11-2024

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

Presented for registration at 12:26 hrs on 06-11-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Bikash Chandra Roy ,

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 42,11,002/-

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

Execution is admitted on 06-11-2024 by Mr Bikash Chandra Roy, Authorized Signatory, ISHAANIAA PROPERTY HOLDINGS LLP (LLP), 9, Old Post Office Street, Ground Floor, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr Ranjit Hati, , Son of Mr Ramakanta Hati, Vill. Billbara, P.O: Panchrol, Thana: Egra, , Purba Midnapore, WEST BENGAL, India, PIN - 721447, by caste Hindu, by profession Service

Executed by Attorney

Execution by Mr Anurag Meharia, , Son of Late Mohan Prasad Meharia, 57A, Block D, 3rd Floor, P.O: New Alipore, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by profession Professionals as constituted attorney for 1. Dr Tapan Kumar Sarkar 301, Prince Anwar Shah Road, M.K. Towers, Flat No.1A, P.O: Lake, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, 2. Dr Molly Datta , Molly Sarkar 301, Prince Anwar Shah Road, M.K. Towers, Flat No.1A, P.O: Lake Gardens, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, 3. Dr Rivu Sarkar 301, Prince Anwar Shah Road, M.K. Towers, Flat No.1A, P.O: Lake Gardens, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700045 is admitted by him

Indetified by Mr Ranjit Hati, , Son of Mr Ramakanta Hati, Vill. Billbara, P.O: Panchrol, Thana: Egra, , Purba Midnapore, WEST BENGAL, India, PIN - 721447, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 42,156.00/- (A(1) = Rs 42,110.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 41,293/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/11/2024 5:15PM with Govt. Ref. No: 192024250265140908 on 05-11-2024, Amount Rs: 41,293/-, Bank: SBI EPay (SBlePay), Ref. No. 3623299087737 on 05-11-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,52,680/- and Stamp Duty paid by by online = Rs 2,47,592/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/11/2024 5:15PM with Govt. Ref. No: 192024250265140908 on 05-11-2024, Amount Rs: 2,47,592/-, Bank: SBI EPay (SBlePay), Ref. No. 3623299087737 on 05-11-2024, Head of Account 0030-02-103-003-02



Debasish Dhar

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

On 11-11-2024

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 42,156.00/- (A(1) = Rs 42,110.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 863/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/11/2024 6:34PM with Govt. Ref. No: 192024250269549058 on 10-11-2024, Amount Rs: 863/-, Bank:
SBI EPay (SBlePay), Ref. No. 0281942095616 on 10-11-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,52,680/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 4,988/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5459, Amount: Rs.100.00/-, Date of Purchase: 20/09/2024, Vendor name: P DEY
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/11/2024 6:34PM with Govt. Ref. No: 192024250269549058 on 10-11-2024, Amount Rs: 4,988/-, Bank:
SBI EPay (SBlePay), Ref. No. 0281942095616 on 10-11-2024, Head of Account 0030-02-103-003-02



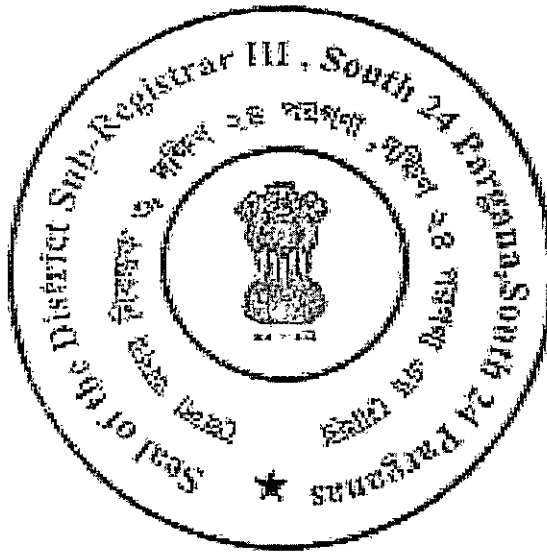
Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2024, Page from 470421 to 470451

being No 160318536 for the year 2024.



Digitally signed by Debasish Dhar
Date: 2024.11.11 16:14:31 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 11/11/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.