

12063

T-12200/2022

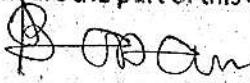


P2  
পশ্চিমবঙ্গ পশ্চিম বাংল WEST BENGAL

65AB 481569

25/7/22  
I certify that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet or sheets attached with this document are the part of this documents.

2/2029431/22

  
Additional District Sub-Registrar,  
Rajarhat, New Town, North 24-Pgs

27 JUL 2022

B6 Gtrob Resila Par. Tq.

THIS INDENTURE OF CONVEYANCE is made this the 25 day of July, 2022, between

TWO THOUSAND AND TWENTY TWO BETWEEN

**(1) ATAL PROPERTIES PRIVATE LIMITED (INCOME TAX PAN: AACCA2242H),**

private limited companies within the meaning of the Companies Act 1956 having their respective registered offices situated at No.12C Pundit Madan Mohan Malaviya Sarani (formerly 12C Chakraberia Road North), Police Station – Ballygunge Post Office – Lala Lajpat Rai Sarani, Kolkata 700 020

**(2) GANBHRETE PROPERTIES LLP., (INCOME TAX PAN:AARFG9508J),** a Limited Liability Partnership Firm having its office at No.12C Pundit

Madan Mohan Malaviya Sarani (formerly 12C Chakraberia Road North), Police Station – Ballygunge Post Office – Lala Lajpat Rai Sarani, Kolkata 700 020

**(3) MILAN PROPERTIES PRIVATE LIMITED., (INCOME TAX PAN:AACCM0480F),** a company within the

meaning of the Companies Act 1956 having its registered office situated at No. 8 Camac Street, Police Station – Shakespeare Sarani, Post Office – Circus Avenue, Kolkata 700 017,

**(4) PS GROUP REALTY PRIVATE LIMITED., (INCOME TAX PAN: AABCP5390E),** a

private limited company within the meaning of the Companies Act 1956 having its registered office situated at 1002, E M Bypass, Front Blcok, Police Station – Pragati Maidan, Post Office – Dhapa , Kolkata - 700 105,

**(5) CALICO TIE UP PRIVATE LIMITED (INCOME TAX PAN: AACCC9053E),** a private limited company within the meaning of the Companies Act

1956 having its registered offices situated at P-17A, CIT Scheme No. XLVIII, Flat G-2, Police Station - Karaya, Post Office – Ballygunge, Kolkata -700019]

**(6) KASAUTI VYAPAAR PRIVATE LIMITED (INCOME TAX PAN: AACCK9206F)**

**(7) KAVERI VANIJYA PRIVATE LIMITED (INCOME TAX PAN: AACCK9228R),** all private limited companies

within the meaning of the Companies Act 1956 having their respective registered offices situated at No.12C Pundit Madan Mohan Malaviya Sarani (formerly 12C Chakraberia Road North), Police Station – Ballygunge Post Office – Lala Lajpat Rai Sarani, Kolkata - 700020,

**(8) SREOME BUILDERS PRIVATE LIMITED (INCOME TAX PAN: AAECS4070M),** a

private limited company within the meaning of the Companies Act 1956 having its registered offices situated at 1002, E M Bypass, Front Blcok, Police Station – Pragati Maidan, Post Office – Dhapa, Kolkata - 700 105

**(9) P S ADVERTISING & MARKETING PRIVATE LIMITED (INCOME TAX PAN: AABCP5209L)**

**(10) GOLDEN HOME DEVELOPERS PRIVATE LIMITED (INCOME TAX PAN: AACCG3127H)** all private limited companies

within the meaning of the Companies Act 1956 having their respective registered offices situated at No.12C Pundit Madan Mohan Malaviya Sarani (formerly 12C Chakraberia Road North), Police Station – Ballygunge, Post Office – Lala Lajpat Rai Sarani, Kolkata 700 020,

**(11) P.S. NIRMAN PRIVATE LIMITED (INCOME TAX PAN: AADCP5063G),** a private

limited company within the meaning of the Companies Act 1956 having its registered office

situated at 1002, E M Bypass, Front Blcok, Police Station – Pragati Maidan, Post Office –

Dhapa, Kolkata - 700105, , (12) K.C. MANUFACTURERS INDIA PRIVATE LIMITED (INCOME TAX PAN: AACCK2004R) (13) MANJUSHREE PROPERTIES PRIVATE LIMITED (INCOME TAX PAN: AADCM5297M) (14) P.S. APARTMENTS PRIVATE LIMITED (INCOME TAX PAN: AADCP4134A), all private limited companies within the meaning of the Companies Act 1956 having their respective registered offices situated at No.12C Pundit Madan Mohan Malaviya Sarani (formerly 12C Chakraberia Road North), Police Station – Ballygunge Post Office – Lala Lajpat Rai Sarani, Kolkata - 700 020, , all private limited companies within the meaning of the Companies Act 1956 having their respective registered offices situated at No.12C Pundit Madan Mohan Malaviya Sarani (formerly 12C Chakraberia Road North) Kolkata 700 020, (15) SANCHETI PROJECTS PRIVATE LIMITED (INCOME TAX PAN:AAGCS5181D) (16) S.N. ALLOYS PRIVATE LIMITED (INCOME TAX PAN:AADCS4792F), both private limited companies within the meaning of the Companies Act 1956 having their respective registered offices situated at No. 8 Camac Street, Police Station – Shakespeare Sarani, Post Office – Circus Avenue, Kolkata 700 017, (17)SUMIT QUALITY MARBLES PRIVATE LIMITED (INCOME TAX PAN:AADCS6631D), private limited companies within the meaning of the Companies Act 1956 having their respective registered offices situated at No.12C Pundit Madan Mohan Malaviya Sarani (formerly 12C Chakraberia Road North), Police Station – Ballygunge, Post Office – Lala Lajpat Rai Sarani, Kolkata 700 020 (18) GAUTAMAYA PROPERTIES LLP (INCOME TAX PAN:AARFG9309F), a Limited Liability Partnership Firm having its office at No.12C Pundit Madan Mohan Malaviya Sarani (formerly 12C Chakraberia Road North), Police Station – Ballygunge, Post Office – Lala Lajpat Rai Sarani, Kolkata 700 020 (19) ABINANDAN MERCHANTS PRIVATE LIMITED (INCOME TAX PAN: AACCA0811E), a private limited company within the meaning of the Companies Act 1956 having its registered offices situated at P-17A, CIT Scheme No. XIVIII, Flat G-2, Police Station - Karaya, Post Office – Ballygunge, Kolkata -700019 (20) MAHABALESWAR DISTRIBUTORS PRIVATE LIMITED (INCOME TAX PAN: AAECM0943R), a private limited company within the meaning of the Companies Act 1956 having its registered offices situated at No. 8 Camac Street, Police Station – Shakeapeare Sarani, Post Office –Circus Avenue, Kolkata -700 017, represented by their Constituted Attorney **MR. RADHE SHYAM PANCHARIA [PAN: AEQPP5365K] (Mobile No. 9836299925) (Adhaar No. 676100597035)**, son of Bhanwarlal Pancharia, by faith – Hindu, by occupation – Service, residing at 1/11, Arbinda Nagar, Post Office – Bijoygarh, Police Station – Jadavpur, Kolkata – 700 032 vide two registered Power of Attorneys dated 30<sup>th</sup> day of July, 2010 and 9<sup>th</sup> day of March, 2012, hereinafter collectively referred to as the **VENDORS** (which term or expression shall unless

excluded by or repugnant to the subject or context be deemed to mean and include their respective successors and/or successors in their respective offices/interests and/or assigns) of the **FIRST PART**

**AND**

**PS GROUP REALTY PRIVATE LIMITED.** (**INCOME TAX PAN: AABCP5390E**), a private limited company within the meaning of the Companies Act 1956 having its registered office situated at 1002, E M Bypass, Front Blcok, Police Station – Pragati Maidan, Post Office – Dhapa , Kolkata - 700 105, and represented by its Authorised Signatory **MR. RADHE SHYAM PANCHARIA** [**PAN: AEQPP5365K**] (**Mobile No. 9836299925**) (**Adhaar No. 676100597035**), son of Bhanwarlal Pancharia, by faith – Hindu, by occupation – Service, residing at 1/11, Arbinda Nagar, Police Station - Jadavpur, Post Office –Bijoygarh, Kolkata – 700 032 vide a Board Resolution dated 24/02/2012 hereinafter referred to as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors in office/interest and assigns) of the **SECOND PART**

**AND**

**MR. NIRMALYA BASU MAJUMDAR** [**INCOME TAX PAN: AJMPM0566E**] (**Adhaar No.9787 4531 2213**) (**Mobile No. 9874965906**), son of Uday Basu Bajumdar, residing at 280, Criper Road, Konnagar, Hooghly-712235 Post Office – Konnagar, Police Station - Uttarpara, hereinafter referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heirs, legal representatives, administrator, nominee/nominees, executors, successor and/or assigns) of the **THIRD PART**

**WHEREAS:**

- A) By a Deed of Conveyance dated the 15<sup>th</sup> day of June 2009 made between Abhilekha Good & Supply Private Limited and 2 (two) others, therein referred to as the Vendors of the one part and the **Vendor Nos. 1 to 4** herein, therein referred to as the Purchasers of the other part and registered at the office of Additional District Sub Registrar, Bidhannagar, Salt Lake City and recorded in Book No. I Volume No. V, Pages 19399 to 19439, **Being No.5451** for the year 2009 the said Abhilekha Good & Supply Private Limited and 2 (two) others sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said **Vendor Nos.1 to 4** herein ALL THAT the

various pieces and parcels of Sali and Bastu land measuring **48.112 Decimals** (be the same a little more or less) having rayati rights comprised in part or portion of **R.S. Dag No. 3044** measuring **21.444 Decimals** more or less, corresponding to **L.R. Khatian Nos. 2171, 1036/2 and 1579, R.S. Dag No. 3045** measuring **10.000 Decimals** more or less corresponding to **L.R. Khatian No. 636/1, and R.S. Dag No. 3152** measuring **16.670 Decimals** more or less, corresponding to **L.R. Khatian No. 1890/2, 1844/2 and 2036/1**, lying and situate at Mouza Ghuni, J.L. No. 23, Touzi No. 178, R.S. No. 232, within the territorial jurisdiction of the New Town Police Station [Previously Rajarhat] and within the local limits of the Jyangra Hatiara No.2 Gram Panchayat and within the jurisdiction of the Additional District Sub-Registration Office Bidhannagar Salt Lake City and with the District Registration Office at Barasat and in the District 24 Parganas (North), absolutely and forever, free from all encumbrances, charges, liens, lispendense, attachments, mortgages, acquisitions, requisitions, debutter or trust whatsoever (which is more fully and particularly mentioned and described in the Schedule thereunder written as also in the **PART I** of the **FIRST SCHEDULE** hereunder written), at or for a consideration therein mentioned.

- B) By another Deed of Conveyance dated the 15<sup>th</sup> day of June 2009 made between Silver Cross Marketing Private Limited and 2 (two) others, therein referred to as the Vendors of the one part and the **Vendor Nos. 5 to 7** herein, therein referred to as the Purchasers of the other part and registered at the office of Additional District Sub Registrar, Bidhannagar, Salt Lake City and recorded in Book No. I Volume No. V, Pages 19483 to 19522, **Being No.5453** for the year 2009 the Silver Cross Marketing Private Limited and 2 (two) others sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said **Vendor Nos. 5 to 7** herein, ALL THAT the various pieces and parcels of homestead land measuring **32.090 Decimals** (be the same a little more or less) having rayati rights comprised in part of portion of **R.S. Dag No. 3044** measuring **12.170 decimals** more or less, corresponding to **L. R. Khatian Nos. 2171, 636/3 and 1579, R.S. Dag No. 3045** measuring **9.920 decimals** more or less, corresponding to **L. R. Khatian No.2171 and R.S. Dag No. 3152** measuring **10.00 decimals** more or less, corresponding to **L. R. Khatian No. 67/1**, lying and situate at Mouza Ghuni, J.L. No. 23, Touzi No. 178, R.S. No. 232, within the territorial jurisdiction of the New Town Police Station [Previously Rajarhat] and within the local limits of the Jyangra Hatiara No.2 Gram Panchayat and within the jurisdiction

of the Additional District Sub-Registration Office Bidhannagar Salt Lake City and with the District Registration Office at Barasat and in the District 24 Parganas (North) absolutely and forever, free from all encumbrances, charges, liens, lispendense, attachments, mortgages, acquisitions, requisitions, debutter or trust whatsoever (which is more fully and particularly mentioned and described in the Schedule thereunder written as also in the **PART II** of the **FIRST SCHEDULE** hereunder written), at or for a consideration therein mentioned.

- C) By another Deed of Conveyance dated the 15<sup>th</sup> day of June 2009 made between Niryat Enterprises Private Limited and 3 (three) others, therein referred to as the Vendors of the one part and the **Vendor Nos. 8 to 11** herein, therein referred to as the Purchasers of the other part and registered at the office of Additional District Sub Registrar, Bidhannagar, Salt Lake City and recorded in Book No. I, Volume No. V, Pages 19523 to 19565, **Being No.5454** for the year 2009 the said Niryat Enterprises Private Limited and 3 (three) others sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said **Vendor Nos. 8 to 11** herein, ALL THAT the various pieces and parcels of homestead land measuring **46.983 Decimals** (be the same a little more or less) having rayati rights comprised in part of portion of **R.S. Dag No. 3044** measuring **30.455 decimals** more or less, corresponding to **L. R. Khatian Nos. 1579, 1036/2 and 636/3, R.S. Dag No. 3045** measuring **16.530 decimals** more or less, corresponding to **L. R. Khatian No. 2171**, lying and situate at Mouza Ghuni, J.L. No. 23, Touzi No. 178, R.S. No. 232, within the territorial jurisdiction of the New Town Police Station [Previously Rajarhat] and within the local limits of the Jyangra Hatiara No.2 Gram Panchayat and within the jurisdiction of the Additional District Sub-Registration Office Bidhannagar Salt Lake City and with the District Registration Office at Barasat and in the District 24 Parganas (North), absolutely and forever, free from all encumbrances, charges, liens, lispendense, attachments, mortgages, acquisitions, requisitions, debutter or trust whatsoever (which is more fully and particularly mentioned and described in the schedule thereunder written as also in the **PART III** of the **FIRST SCHEDULE** hereunder written), at or for a consideration therein mentioned.
  
- D) By another Deed of Conveyance dated the 15<sup>th</sup> day of June 2009 made between Amrabathi Investra Private Limited and 3 (three) others, therein referred to as the Vendors of the one part and the **Vendor Nos. 12 to 14** herein, therein referred to as

the Purchasers of the other part and registered at the office of Additional District Sub Registrar, Bidhannagar, Salt Lake City and recorded in Book No. I, Volume No. V, Pages 19357 to 19398 **Being No.5450** for the year 2009 the said Amrabathi Investra Private Limited and 3 (three) others sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said **Vendor Nos. 12 to 14** herein ALL THAT the various pieces and parcels of Sali and Bastu land measuring **48.370 Decimals** (be the same a little more or less) having rayati rights comprised in part of portion of **R.S. Dag No. 3044** measuring **11.700 decimals** more or less, corresponding to **L. R. Khatian No. 1579**, **R.S. Dag No. 3045** measuring **20.000 decimals** more or less, corresponding to **L. R. Khatian No. 636/1**, **AND R.S. Dag No. 3152** measuring **16.670 decimals** more or less, corresponding to **L. R. Khatian Nos. 2005/4, 1844/2 and 2036/1** lying and situate at Mouza Ghuni, J.L. No. 23, Touzi No. 178, R.S. No. 232, within the territorial jurisdiction of the New Town Police Station [Previously Rajarhat] and within the local limits of the Jyangra Hatiara No.2 Gram Panchayat and within the jurisdiction of the Additional District Sub-Registration Office Bidhannagar Salt Lake City and with the District Registration Office at Barasat and in the District 24 Parganas (North), absolutely and forever, free from all encumbrances, charges, liens, lispendense, attachments, mortgages, acquisitions, requisitions, debutter or trust whatsoever (which is more fully and particularly mentioned and described in the schedule thereunder written as also in the **PART IV** of the **FIRST SCHEDULE** hereunder written), at or for a consideration therein mentioned.

- E) By another Deed of Conveyance dated the 4<sup>th</sup> day of September 2009 made between Kruti Vyapaar Private Limited and 2 (two) others, therein referred to as the Vendors of the one part and the **Vendor Nos. 15 to 16** herein, therein referred to as the Purchasers of the other part and registered at the office of Additional District Sub Registrar, Bidhannagar, Salt Lake City and recorded in Book No. I Volume No. VIII, Pages 11532 to 11569 **Being No.8245** for the year 2009 the said Kruti Vyapaar Private Limited and 2 (two) others sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said **Vendor Nos. 15 to 16** herein ALL THAT the various pieces and parcels of homestead land measuring **31.200 Decimals** (be the same a little more or less) having rayati rights comprised in part of portion of **R.S. Dag No. 3044** measuring **23.200 decimals** more or less, corresponding to **L. R. Khatian Nos. 1036/2, 636/3, 1579 and 2171 and R.S. Dag No. 3045** measuring **8.000 decimals** more or less, corresponding to **L. R. Khatian No. 636/1**

lying and situate at Mouza Ghuni, J.L. No. 23, Touzi No. 178, R.S. No. 232, within the territorial jurisdiction of the New Town Police Station [Previously Rajarhat] and within the local limits of the Jyangra Hatiara No.2 Gram Panchayat and within the jurisdiction of the Additional District Sub-Registration Office Bidhannagar Salt Lake City and with the District Registration Office at Barasat and in the District 24 Parganas (North), absolutely and forever, free from all encumbrances, charges, liens, lispendense, attachments, mortgages, acquisitions, requisitions, debutter or trust whatsoever (which is more fully and particularly mentioned and described in the schedule thereunder written as also in the **PART V** of the **FIRST SCHEDULE** hereunder written), at or for a consideration therein mentioned.

- F) By another Deed of Conveyance dated the 15<sup>th</sup> day of June 2009 made between Navketan Enterprise and 2 (two) others, therein referred to as the Vendors of the one part and the **Vendor Nos. 17 to 19** herein, therein referred to as the Purchasers of the other part and registered at the office of Additional District Sub Registrar, Bidhannagar, Salt Lake City and recorded in Book No. I Volume No. V, Pages 19440 to 19482 **Being No.5452** for the year 2009 the said Navketan Enterprise and 2 (two) others sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said **Vendor Nos. 17 to 19** herein ALL THAT the various pieces and parcels of homestead land measuring **49.352 Decimals** (be the same a little more or less) having rayati rights comprised in part of portion of **R.S. Dag No. 3044** measuring **32.692 decimals** more or less, corresponding to **L. R. Khatian Nos. 1579, 636/3 and 2171, R.S. Dag No. 3152** measuring **16.660 decimals** more or less, corresponding to **L. R. Khatian Nos. 2026/2, 1844/2, 2036/1** lying and situate at Mouza Ghuni, J.L. No. 23, Touzi No. 178, R.S. No. 232, within the territorial jurisdiction of the New Town Police Station [Previously Rajarhat] and within the local limits of the Jyangra Hatiara No.2 Gram Panchayat and within the jurisdiction of the Additional District Sub-Registration Office Bidhannagar Salt Lake City and with the District Registration Office at Barasat and in the District 24 Parganas (North), absolutely and forever, free from all encumbrances, charges, liens, lispendense, attachments, mortgages, acquisitions, requisitions, debutter or trust whatsoever (which is more fully and particularly mentioned and described in the schedule thereunder written as also in the **PART VI** of the **FIRST SCHEDULE** hereunder written), at or for a consideration therein mentioned.

G) The Vendors herein, in pursuance of seven deeds of conveyance recited herein before in part, have thus become absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** the various pieces and parcels of Sali and Bastu land measuring **256.107 Decimals** (be the same a little more or less) having rayati rights comprised in part or portion of **R.S. Dag No. 3044** measuring **21.444 Decimals** more or less, corresponding to **L.R. Khatian Nos. 2171, 1036/2 and 1579, R.S. Dag No. 3045** measuring **10.000 Decimals** more or less corresponding to **L.R. Khatian No. 636/1, and R.S. Dag No. 3152** measuring **16.670 Decimals** more or less, corresponding to **L.R. Khatian No. 1890/2, 1844/2 and 2036/1, AND R.S. Dag No. 3044** measuring **12.170 decimals** more or less, corresponding to **L. R. Khatian Nos. 2171, 636/3 and 1579, R.S. Dag No. 3045** measuring **9.920 decimals** more or less, corresponding to **L. R. Khatian No. 2171 and R.S. Dag No. 3152** measuring **10.00 decimals** more or less, corresponding to **L. R. Khatian No. 67/1, AND R.S. Dag No. 3044** measuring **30.455 decimals** more or less, corresponding to **L. R. Khatian Nos. 1579, 1036/2 and 636/3, R.S. Dag No. 3045** measuring **16.530 decimals** more or less, corresponding to **L. R. Khatian No. 2171, AND R.S. Dag No. 3044** measuring **11.700 decimals** more or less, corresponding to **L. R. Khatian No. 1579, R.S. Dag No. 3045** measuring **20.000 decimals** more or less, corresponding to **L. R. Khatian No. 636/1, R.S. Dag No. 3152** measuring **16.670 decimals** more or less, corresponding to **L. R. Khatian Nos. 2005/4, 1844/2 and 2036/1 AND R.S. Dag No. 3044** measuring **23.200 decimals** more or less, corresponding to **L. R. Khatian Nos. 1036/2, 636/3, 1579 and 2171 and R.S. Dag No. 3045** measuring **8.000 decimals** more or less, corresponding to **L. R. Khatian No. 636/1 AND R.S. Dag No. 3044** measuring **32.692 decimals** more or less, corresponding to **L. R. Khatian Nos. 1579, 636/3 and 2171, R.S. Dag No. 3152** measuring **16.660 decimals** more or less, corresponding to **L. R. Khatian Nos. 2026/2, 1844/2, 2036/1**, lying and situate at Mouza Ghuni, J.L. No. 23, Touzi No. 178, R.S. No. 232, within the territorial jurisdiction of the New Town Police Station [Previously Rajarhat] and within the local limits of the Jyangra Hatiara No.2 Gram Panchayat and within the jurisdiction of the Additional District Sub-Registration Office Bidhannagar Salt Lake City and with the District Registration Office at Barasat and in the District 24 Parganas (North), which are morefully mentioned and described in **PART - I, II, III, IV, V and VI of the FIRST SCHEDULE** hereunder written is hereinafter collectively referred to as the **PROPERTY.**

- H) The predecessors-in-interest who by the aforesaid recited Deeds of Conveyances sold and transferred the various pieces and parcels of land in favour of the Vendors respectively had agreed amongst themselves to undertake a Housing Project and accordingly had caused a plan to be duly sanctioned by the authorities concerned being **No.184 dated 13<sup>th</sup> February 2009** (hereinafter referred to as the said **PLAN**).
- I) The Vendors herein have purchased and acquired their respective pieces and parcels of land forming part of the said Property together with the benefit of the said Plan caused their respective names to be mutated in the records of the authorities concerned.
- J) The Vendors herein amongst themselves decided to proceed with the putting up of the said Housing Project in accordance with the said Plan and the said Housing Project comprises of various blocks and/or towers each block and/or tower to comprise of various self contained flats units apartments constructed spaces and car parking spaces capable of being held and/or enjoyed independently of each other.
- K) For putting up the said Housing Project and for the purpose of facilitating the same, the Vendors had appointed PS Group Realty Private Limited, the Developer herein as its Project Manager (hereinafter referred to as the **PROJECT MANAGER**) on the terms and conditions contained and recorded in an Agreement dated 7<sup>th</sup> September 2009 (hereinafter referred to as the **PROJECT MANAGEMENT AGREEMENT**).
- L) By an under the said Project Management Agreement it has been agreed between the Vendors and the Project Manager that it shall be the obligation of the Project Manager to incur all costs charges and expenses (hereinafter referred to as the **CONSTRUCTION COSTS**) which would be contributed by each of the Vendors in proportion to its respective share into or upon the said Property and that the said Project Manager shall also be entitled to sign and execute all agreement for sale with the intending purchasers for and on behalf of the Vendors in respect of the various flats units apartments constructed spaces and car parking spaces forming part of the said Housing Project and to distribute the same from time to time amongst the Vendors in the manner as provided for in the said Project Management Agreement.

- M) By another Deed of Conveyance dated the 11<sup>th</sup> day of May 2011 made between Sukumar Halder and Abala Halder, therein referred to as the Vendors of the one part and the **Vendor Nos. 20** herein, therein referred to as the Purchaser of the other part and registered at the office of Additional District Sub Registrar, Bidhannagar, Salt Lake City and recorded in Book No. I Volume No. 11, Pages 4677 to 4699 **Being No.5363** for the year 2011 the said Sukumar Halder and Abala Halder sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said **Vendor Nos. 23** herein ALL THAT the various pieces and parcels of homestead land measuring **4.132 Decimals** (be the same a little more or less) equivalent to **2 [Two] Cottahs 8 [Eight] Chittacks** having rayati rights comprised in part of portion of **R.S. Dag No. 3045**, corresponding to **L. R. Khatian Nos. 1579**, lying and situate at Mouza Ghuni, J.L. No. 23, Touzi No. 178, R.S. No. 232, within the territorial jurisdiction of the New Town Police Station [Previously Rajarhat] and within the local limits of the Jyangra Hatiara No.2 Gram Panchayat and within the jurisdiction of the Additional District Sub-Registration Office Bidhannagar Salt Lake City and with the District Registration Office at Barasat and in the District 24 Parganas (North) absolutely and forever, free from all encumbrances, charges, liens, lispendense, attachments, mortgages, acquisitions, requisitions, debutter or trust whatsoever (which is more fully and particularly mentioned and described in the Schedule thereunder written as also in the **PART – VII** of the **FIRST SCHEDULE** hereunder written), at or for a consideration therein mentioned (herein after referred to as the said **ADDITIONAL LAND**).
- N) The said Additional Land which is situated contiguous to the said Property has been purchased for the purpose of providing space for installation of transformer by the WBSEDCL and for installation of the power back-up Generator, the said Additional Land shall form a part or portion of the said Property and as such the total land including the said additional land would aggregate to **ALL THAT** the various pieces and parcels of Sali and Bastu land measuring **260.239 Decimals** ((be the same a little more or less) having rayati rights comprised in part or portion of **R.S. Dag No. 3044** measuring **21.444 Decimals** more or less, corresponding to **L.R. Khatian Nos. 2171, 1036/2 and 1579, R.S. Dag No. 3045** measuring **10.000 Decimals** more or less corresponding to **L.R. Khatian No. 636/1, and R.S. Dag No. 3152** measuring **16.670 Decimals** more or less, corresponding to **L.R. Khatian No. 1890/2, 1844/2 and 2036/1, AND R.S. Dag No. 3044** measuring **12.170 decimals** more or less, corresponding to **L. R. Khatian Nos. 2171, 636/3 and**

**1579, R.S. Dag No. 3045** measuring **9.920 decimals** more or less, corresponding to **L. R. Khatian No.2171** and **R.S. Dag No. 3152** measuring **10.00 decimals** more or less, corresponding to **L. R. Khatian No. 67/1, AND R.S. Dag No. 3044** measuring **30.455 decimals** more or less, corresponding to **L. R. Khatian Nos. 1579, 1036/2 and 636/3, R.S. Dag No. 3045** measuring **16.530 decimals** more or less, corresponding to **L. R. Khatian No. 2171, AND R.S. Dag No. 3044** measuring **11.700 decimals** more or less, corresponding to **L. R. Khatian No. 1579, R.S. Dag No. 3045** measuring **20.000 decimals** more or less, corresponding to **L. R. Khatian No. 636/1, R.S. Dag No. 3152** measuring **16.670 decimals** more or less, corresponding to **L. R. Khatian Nos. 2005/4, 1844/2 and 2036/1** AND **R.S. Dag No. 3044** measuring **23.200 decimals** more or less, corresponding to **L. R. Khatian Nos. 1036/2, 636/3, 1579 and 2171 and R.S. Dag No. 3045** measuring **8.000 decimals** more or less, corresponding to **L. R. Khatian No. 636/1** AND **R.S. Dag No. 3044** measuring **32.692 decimals** more or less, corresponding to **L. R. Khatian Nos. 1579, 636/3 and 2171, R.S. Dag No. 3152** measuring **16.660 decimals** more or less, corresponding to **L. R. Khatian Nos. 2026/2, 1844/2, 2036/1** AND **R.S. Dag No. 3045** measuring **4.132 Decimals** (more or less) corresponding to **L. R. Khatian Nos. 1579** lying and situate at Mouza Ghuni, J.L. No. 23, Touzi No. 178, R.S. No. 232, within the territorial jurisdiction of the New Town Police Station [Previously Rajarhat] and within the local limits of the Jyangra Hatiara No.2 Gram Panchayat and within the jurisdiction of the Additional District Sub-Registration Office Bidhannagar Salt Lake City and with the District Registration Office at Barasat and in the District 24 Parganas (North) (herein after referred to as the 'said ENTIRE PROPERTY).

- O) By and under two Power of Attorneys dated **30<sup>th</sup> day of July, 2010**, duly registered in the office of the Additional District Sub-Registrar, Alipore and recorded in Book No. IV, Being No. 02076 for the year 2010 and **dated 9<sup>th</sup> day of March, 2012** duly registered in the office of the Additional District Sub-Registrar, Alipore and recorded in Book No. IV, Being No. 00623 for the year 2012 respectively made by the Vendors herein, duly empowering and/or authorizing Mr. Radhe Shyam Pancharia, son of Bhanwarlal Pancharia, residing at 1/11, Arvind Nagar, Kolkata – 700 032 as their true and lawful attorney to represent and sign and execute for and on their behalf all agreements, declarations, conveyances in respect of the said ENTIRE PROPERTY.

- P) By an Agreement dated **23<sup>rd</sup> day of June, 2010** entered into between the parties hereto the Vendors have agreed to sell and transfer and the Purchaser has agreed to Purchase and acquire on ownership basis ALL THAT the Flat/Unit No. **VIII-2C** on the **Second floor** of the said building being Building No./Block No. **VIII** on the said Entire Property (more fully and particularly described in the **SECOND SCHEDULE** hereunder written) containing by admeasurement **989 sq. ft.** of super built-up area TOGETHER WITH the undivided proportionate share in the common parts, portions, areas, facilities & amenities (more fully and particularly mentioned and described in the **FOURTH SCHEDULE** hereunder written) AND TOGETHER WITH **one covered car parking space in the ground floor** of the said building/Block No. **VIII** or as may be allotted within the Housing Complex AND TOGETHER WITH the undivided proportionate imitable share in the land underneath the said Block/Building No. **VIII** allocable thereto (more fully and particularly mentioned and described in the **THIRD SCHEDULE** hereunder written and hereinafter collectively referred to as the said **FLAT AND THE PROPERTIES APPURTENANT THERETO**) free from all encumbrances, charges, liens, lispendens, attachments trusts whatsoever or howsoever for the consideration and subject to the terms and conditions contained and recorded in the said Agreement (hereinafter referred to as the said **SALE AGREEMENT**).
- Q) Pursuant to an application u/s 391 and 394 of the Companies Act, 1956 filed in the Hon'ble High Court at Calcutta an order dated 28<sup>th</sup> March, 2011 was passed in Company Petition No. 34 of 2011 whereby Alexy Vyapaar Private Limited, Jupiter Highrise & Sansthan Private Limited and Aditya Vyapaar Private Limited have amalgamated with PS Group Realty Ltd. and as such all right or title or interest upon all such movable or immovable properties of the said Alexy Vyapaar Private Limited, Jupiter Highrise & Sansthan Private Limited and Aditya Vyapaar Private Limited stood vested in PS Group Realty Ltd.
- R) The name of PS Group Realty Ltd. was changed to PS Group Realty Pvt. Ltd. w.e.f. 24/10/2017 and a fresh Certificate of Incorporation consequent to such changing was issued by the Registrar of Companies, West Bengal.
- S) Thus the Purchaser became well and sufficiently ALL THAT the Flat/Unit No. **VIII-2C** on the **Second floor** of the said building being Building No./Block No. **VIII** on the said Entire Property (more fully and particularly described in the **SECOND SCHEDULE**

hereunder written) containing by admeasurement **989 sq. ft.** of super built-up area TOGETHER WITH the undivided proportionate share in the common parts, portions, areas, facilities & amenities (more fully and particularly mentioned and described in the **FOURTH SCHEDULE** hereunder written) AND TOGETHER WITH **one covered car parking space in the ground floor** \of the said building/Block No. **VIII** AND TOGETHER WITH the undivided proportionate imitable share in the land underneath the said Block/Building No. **VIII** allocable thereto (more fully and particularly mentioned and described in the **THIRD SCHEDULE** hereunder written) free from all encumbrances, charges, liens, lispendens, attachments trusts whatsoever or howsoever for the consideration and subject to the terms and conditions contained and recorded in the said Nomination Agreement and hereinafter collectively referred to as the said **FLAT AND THE PROPERTIES APPURTENANT THERETO**)

- T) By and under the said Project Management Agreement it has been further agreed between the Vendors and the Developer that in respect of the various agreements for sale entered into by the Project Manager from time to time with the various intending purchasers the Vendors jointly shall be obligated to execute the Deed of Conveyance and/or transfer in respect of the various flats units apartments constructed spaces and car parking spaces forming part of the said Housing Project in favour of each of such intending purchaser.
- U) The Purchaser from time to time made full payment of the amount of consideration and other amounts in terms of the said Nomination Agreement and have now requested the Vendors through the Developer to execute the Deed of Conveyance and/or transfer in respect of the said Flat and the Properties Appurtenant Thereto.
- V) At or before execution of these presents the Purchaser have fully satisfied themselves as to the:
  - i. The Purchaser has caused due diligence and have satisfied themselves with regard to the title of the Vendors herein;
  - ii. The Purchaser has duly inspected and satisfied themselves the plan sanctioned by the Jyangra Hatiara No.2 Gram Panchayat and all subsequent amendment and modification thereto;

- iii. The Purchaser has inspected and duly satisfied themselves with regard to the total super built up area as comprised in the said Flat/Unit;
- iv. The Purchaser has vetted all relevant documents, certificates and duly satisfied themselves with regard to the structural stability of the said new buildings;
- v. The various facilities and/or amenities comprised in the said new buildings and/or the said Entire Property;
- vi. The Purchaser has inspected and duly satisfied themselves with regard to the workmanship and other things related to the construction of the said Flat/Unit and the said new buildings;
- vii. The Purchaser acknowledges that the right of the Purchaser shall remain restricted to the said Unit and that the Purchaser will not have any right whatsoever over and in respect of the other parts and portions of the said Entire Property;

And has agreed not to raise any objections whatsoever or howsoever.

**NOW THIS INDENTURE WITNESSETH as follows :**

- I. THAT in pursuance of the Sale Agreement dated **23<sup>rd</sup> day of June, 2010** AND in further consideration of a sum of **Rs.18,80,311/- (Rupees Eighteen Lakhs eighty thousand three hundred and eleven only)** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendors at or before the execution hereof (the receipt whereof the Vendors doth hereby and also by the receipt hereunder written admit and acknowledge to have been received and of and from the payment of the same and every part thereof doth hereby acquit release and discharge the Purchaser and also the said Flat and the Properties Appurtenant thereto hereby intended to be sold and transferred) the Vendors and the Developer hereby sell transfer convey and/or release relinquish and disclaim all its right title interest into or upon the said Flat and the Properties Appurtenant thereto unto and in favour of the PURCHASER herein absolutely and forever **FIRSTLY ALL THAT** Flat/Unit No. **VIII-2C** on the **Second floor** on the said building being Building/Block No. **VIII** at the said Entire Property Premises containing an area of **989 Sq. ft.** (super built-up) (more or less) **AND SECONDLY ALL THAT** one covered car parking space in the ground floor of the said Building/Block No. **VIII AND**

**THIRDLY ALL THAT** the undivided proportionate share or interest in all common parts portions areas and facilities comprised in the said new building constructed on the said Entire Property (more fully and particularly mentioned and described in the **FOURTH SCHEDULE** hereunder written) **AND FOURTHLY ALL THAT** the undivided indivisible immeasurable proportionate share or interest in the land attributable thereto and forming part of the said Entire Property (hereinafter collectively referred to as the said **FLAT/UNIT AND THE PROPERTIES APPURTENANT THERETO** more fully and particularly mentioned and described in the **THIRD SCHEDULE** hereunder written) TOGETHER WITH the right to use the common areas installations and facilities in common with the other co-Purchaser and other lawful occupants of the New Building situated at the said Entire Property **AND THE VENDORS** doth hereby transfer assure convey and disclaim all its right title interest into or upon the said Flat and the Properties Appurtenant Thereto unto and in favour of the Purchaser **BUT EXCEPTING AND RESERVING** such rights easements quasi-easements privileges reserved for any particular Flat and/or the Society and/or Association of Co-owners (more fully and particularly mentioned and described in the **FIFTH SCHEDULE** hereunder written) **AND TOGETHER WITH** all easements or quasi easements and other stipulations and provisions in connection with the beneficial use and enjoyment of the Said Flat and the Properties Appurtenant Thereto (more fully and particularly mentioned and described in the **SIXTH SCHEDULE** hereunder written) TO HOLD the said FLAT AND THE PROPERTIES APPURTENANT THERETO hereby sold transferred and conveyed and every part or parts thereof unto and to the use of the Purchaser SUBJECT TO the restrictions (more fully and particularly mentioned and described in the **SEVENTH SCHEDULE** hereunder written) **AND ALSO SUBJECT TO** the Purchaser making payment of the maintenance charges and other charges payable in respect of the said Flat and the Properties Appurtenant Thereto (such Maintenance Charges or Common Expenses more fully and particularly mentioned and described in the **EIGHTH SCHEDULE** hereunder written) to the Society and/or Association Holding Organization.

II. **AND THIS DEED FURTHER WITNESSETH THAT** in consideration of the said Agreement and in further consideration of the said Sale Agreement dated **23<sup>rd</sup> day of June, 2010** and for more beneficial use and enjoyment of the said Flat the Vendors do hereby sell, transfer and convey unto and in favour of the Purchaser all that the undivided indivisible immeasurable proportionate share or interest in the land

forming part of the said Entire Land morefully described in the Second Schedule hereunder written, in favour of the Purchaser, hereinafter referred to as the UNDIVIDED SHARE to HAVE and to HOLD the same absolutely and forever.

**III. AND THE VENDORS DO AND EACH ONE OF THEM DOTH HEREBY COVENANT WITH THE PURCHASER** as follows:

- (a) THAT notwithstanding any act deed matter or thing whatsoever by the Vendors done or executed or knowingly suffered to the contrary the Vendors are now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the Said Flat and the Properties Appurtenant Thereto hereby granted sold conveyed transferred assigned or intended so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or conditions use trust encumbrances or make void the same.
- (b) THAT notwithstanding any act deed or thing whatsoever done as aforesaid the Vendors now have good right full power and absolute authority to grant convey transfer sell and assign all and singular the Said Flat and the Properties Appurtenant Thereto hereby sold conveyed transferred or expressed so to be unto and to the use of the Purchaser in the manner as aforesaid.
- (c) THAT the said Flat hereby sold granted and conveyed or expressed or intended so to be is now free from all claims demands encumbrances liens attachments leases lispendens debuttar or trust made or suffered by the Vendors or any person or persons having or lawfully or equitably claiming any estate or interest therein through under or in trust for the Vendors.
- (d) THAT the Purchaser shall and may at all times hereafter peaceably and quietly hold possess and enjoy the Said Flat and receive all the rents issues and profits thereof without any lawful eviction interruption claims or demands whatsoever by the Vendors or any person or persons having or lawfully or equitably claiming as aforesaid.
- (e) THAT the Purchaser shall be freed cleared and absolutely discharged saved harmless and kept indemnified against all estates charges encumbrances liens attachments lispendens debuttar or trust or claims and demands whatsoever

created occasioned or made by the Vendors or any person or persons lawfully or equitably claiming as aforesaid.

- (f) AND FURTHER THAT the Vendors and all persons having or lawfully or equitably claiming any estate or interest in the Said Flat or any part thereof through under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and cost of the Purchaser make do and execute or cause to be made done and executed all such further and lawful acts deeds or things whatsoever for further better or more perfectly assuring the Said Flat and every part thereof unto and to the use of the Purchaser in the manner as aforesaid as shall or may be reasonably required.
- (g) THAT the Vendors have not at any time done or executed or knowingly suffered or been party to any act deed or thing whereby and whereunder the Said Flat/Unit hereby sold granted transferred and conveyed or expressed so to be or any part thereof can or may be impeached encumbered or affected in title or otherwise.

IV. That until such time the said Society and/or Holding Organisation and/or Association of the Flat owners in the said Housing Complex is formed and/or incorporated the Vendors shall continue to hold the original title deeds in respect of the said Entire Property and further covenant with the Purchaser that unless prevented by fire or some other irresistible force shall from time to time and at all times hereafter upon every reasonable request and at the costs of the Purchaser to produce or cause to be produced to the Purchaser or to their attorneys or agents at or before any trial examination or commission for inspection or otherwise as occasion shall require the title deeds in connection with the Said Entire Property and also the said Flat and the properties appurtenant thereto and also shall at the like request and costs of the Purchaser deliver to the Purchaser such attested or other true copies or extracts there from as the Purchaser may require and will in the meantime unless prevented as aforesaid keep the same unobiterated and uncancelled.

V. **AND THE PURCHASER SHALL TO THE END AND INTENT THAT THE OBLIGATIONS AND COVENANTS HEREINAFTER CONTAINED SHALL AT ALL TIMES HEREAFTER RUN WITH THE OWNERSHIP AND POSSESSION OF THE**

**SAID FLAT/UNIT HEREBY CONVEYED HEREBY COVENANT WITH THE VENDORS** as follows:

- (a) THAT the Purchaser and all other persons deriving title under him/her/it shall and will at all times hereafter shall observe the restrictions/House Rules regarding the user of the said Flat/unit and also the obligations set forth in the **SEVENTH SCHEDULE** hereunder written in common with others and in the event of any breach on the part of the Purchaser in observance and performance of such House Rules others or any of them who is entitled to such shall be entitled to enforce the same independently. Each restriction and House Rules, detailed out in the **SEVENTH SCHEDULE** hereinafter shall and continue to form part of negative covenants and may be enforced independently by any of the Purchaser of other flats and portions in the said building.
- (b) THAT the Purchaser shall at all times from the date of possession regularly and punctually make payment of all the municipal rates and taxes and other outgoings including cesses, multi-storied Building tax, Water Tax, Urban Land Tax, if any, and other levies impositions and outgoings which may from time to time be imposed or become payable in respect of the Said Flat and Proportionately for the new Building as a whole and proportionately for the common parts and portions.
- (c) THAT the Purchaser shall within three months from the date of execution of these presents shall apply for obtaining mutation of his/her/its name as the owner of the Said Flat from Jyangra Hatiara No.2 Gram Panchayat also obtain separate assessment of the Said Flat and so long the Said Flat is not separately assessed the Purchaser shall pay the proportionate share of the assessed municipal tax and other taxes and impositions payable in respect of the New Building, as may be determined and fixed by the Holding Organization.
- (d) THAT the Undivided share in the land comprised in the Said Entire Premises and the proportionate share in Common parts and portions hereby sold and transferred and attributable to the Said Flat shall always remain indivisible and impartible unless specified.
- (e) THE right of the Purchaser shall remain restricted to the Said Flat/Unit and Proportionate share or interest in the common parts, portions areas, facilities and/or amenities comprised in the said building and/or the said Premises.

- (f) AND THIS DEED FURTHER WITNESSETH and it is hereby declared that the Roof of the said Building and/or Block and/or Tower will remain as a part or portion of the said building without any exclusive right on the part of any flat owner and/or occupier and none of the flat owners and/or occupiers of the said new building shall do or permit to be made any constructions on the said Roof and the said roof will be accessible to all the flat owners in the said new building and none of the flat owners and/or occupiers shall do any act deed or thing whereby access through the staircase leading to the said roof is in any way blocked and/or barred .
- (g) At or before entering into these presents the Purchaser have made themselves aware that the said New Building is a residential building and the Purchaser agree to maintain the decency of the said NEW BUILDING and shall not do any act deed of thing nor permit any act deed or thing to be done which is likely to adversely affect the decency of the said residential building and the Purchaser further acknowledge that non- payment of maintenance charges for more than 3 (three) months is likely to affect the rendition of common services and maintenance of common parts and portions.
- (h) The Vendors have provided for separate electricity meter for the said Unit/Flat in the name of the Purchaser and the Purchaser shall be liable and agree to regularly and punctually make payment of the electricity charges and further agree not to withhold the same on any account whatsoever or howsoever.
- (i) The said Building shall always be known as "PS IXORA".

**VI. AND THE PURCHASER HEREBY FURTHER AGREE AND COVENANTS WITH THE VENDORS as follows:-**

- (i) All the common parts and portions in the building as well as in the premises shall remain vested in the Holding Organization and such Holding Organization who shall hold the same in trust for all the owners of flats alone shall be responsible for rendition of common services to the Purchaser on such terms and conditions and subject to the Purchaser regularly and punctually making payment of the proportionate share of and maintenance charges.

- (ii) The Holding Organization may be a Company or Association or Syndicate as shall be decided by the Vendors with such rules and regulations as the Vendors shall think fit and proper and the Purchaser hereby consents to the same and such common services may be provided by appointing and employing agents, contractors and facility providers.
  
- (iii) The Purchaser shall be a member of Holding Organization and/or shall be deemed to have become member of such Holding Organization and shall contribute the proportionate share for common services and as maintenance charges.
  
- (iv) Until formation of the said Holding Organization, the said proportionate share for common services as well as maintenance charges shall continue to be paid to the Vendors and in no event the Purchaser shall withhold payment of the maintenance charges.
  
- (v) This Deed of Conveyance shall supersede all previous agreements brochures arrangements representations and writings and the parties hereto shall be governed by the terms and conditions herein contained excepting such covenants on the part of the Purchaser to be performed and observed under the said Sale Agreement which are not conflict.

**THE FIRST SCHEDULE ABOVE REFERRED TO**  
**(THE SAID PROPERTY)**

**PART - I**

**ALL THAT** the various pieces and parcels of Sali and Bastu land measuring **48.112 Decimals** (be the same a little more or less) having rayati rights comprised in part or portion of **R.S. Dag No. 3044** measuring **21.444 Decimals** more or less, corresponding to **L.R. Khatian Nos. 2171, 1036/2 and 1579, R.S. Dag No. 3045** measuring **10.000 Decimals** more or less corresponding to **L.R. Khatian No. 636/1, and R.S. Dag No. 3152** measuring **16.670 Decimals** more or less, corresponding to **L.R. Khatian No. 1890/2, 1844/2 and 2036/1** lying and situate at Mouza Ghuni, J.L. No. 23, Touzi No. 178, R.S. No. 232, within the territorial jurisdiction of the New Town Police Station [Previously Rajarhat] and within the local limits of the Jyangra Hatiara No.2 Gram Panchayat and within the jurisdiction of the Additional District Sub-

Registration Office Bidhannagar Salt Lake City and with the District Registration Office at Barasat and in the District 24 Parganas (North).

#### PART - II

**ALL THAT** the various pieces and parcels of homestead land measuring **32.090 Decimals** (be the same a little more or less) having rayati rights comprised in part of portion of **R.S. Dag No. 3044** measuring **12.170 decimals** more or less, corresponding to **L. R. Khatian Nos. 2171, 636/3 and 1579, R.S. Dag No. 3045** measuring **9.920 decimals** more or less, corresponding to **L. R. Khatian No.2171 and R.S. Dag No. 3152** measuring **10.00 decimals** more or less, corresponding to **L. R. Khatian No. 67/1**, lying and situate at Mouza Ghuni, J.L. No. 23, Touzi No. 178, R.S. No. 232, within the territorial jurisdiction of the New Town Police Station [Previously Rajarhat] and within the local limits of the Jyangra Hatiara No.2 Gram Panchayat and within the jurisdiction of the Additional District Sub-Registration Office Bidhannagar Salt Lake City and with the District Registration Office at Barasat and in the District 24 Parganas (North)

#### PART - III

**ALL THAT** the various pieces and parcels of homestead land measuring **46.983 Decimals** (be the same a little more or less) having rayati rights comprised in part of portion of **R.S. Dag No. 3044** measuring **30.455 decimals** more or less, corresponding to **L. R. Khatian Nos. 1579, 1036/2 and 636/3, R.S. Dag No. 3045** measuring **16.530 decimals** more or less, corresponding to **L. R. Khatian No. 2171**, lying and situate at Mouza Ghuni, J.L. No. 23, Touzi No. 178, R.S. No. 232, within the territorial jurisdiction of the New Town Police Station [Previously Rajarhat] and within the local limits of the Jyangra Hatiara No.2 Gram Panchayat and within the jurisdiction of the Additional District Sub-Registration Office Bidhannagar Salt Lake City and with the District Registration Office at Barasat and in the District 24 Parganas (North).

#### PART - IV

**ALL THAT** the various pieces and parcels of Sali and Bastu land measuring **48.370 Decimals** (be the same a little more or less) having rayati rights comprised in part of portion of **R.S. Dag No. 3044** measuring **11.700 decimals** more or less,

corresponding to **L. R. Khatian No. 1579, R.S. Dag No. 3045** measuring **20.000 decimals** more or less, corresponding to **L. R. Khatian No. 636/1, AND R.S. Dag No. 3152** measuring **16.670 decimals** more or less, corresponding to **L. R. Khatian Nos. 2005/4, 1844/2 and 2036/1**, lying and situate at Mouza Ghuni, J.L. No. 23, Touzi No. 178, R.S. No. 232, within the territorial jurisdiction of the New Town Police Station [Previously Rajarhat] and within the local limits of the Jyangra Hatiara No.2 Gram Panchayat and within the jurisdiction of the Additional District Sub-Registration Office Bidhannagar Salt Lake City and with the District Registration Office at Barasat and in the District 24 Parganas (North).

#### PART – V

**ALL THAT** the various pieces and parcels of homestead land measuring **31.200 Decimals** (be the same a little more or less) having rayati rights comprised in part of portion of **R.S. Dag No. 3044** measuring **23.200 decimals** more or less, corresponding to **L. R. Khatian Nos. 1036/2, 636/3, 1579 and 2171 and R.S. Dag No. 3045** measuring **8.000 decimals** more or less, corresponding to **L. R. Khatian No. 636/1**, lying and situate at Mouza Ghuni, J.L. No. 23, Touzi No. 178, R.S. No. 232, within the territorial jurisdiction of the New Town Police Station [Previously Rajarhat] and within the local limits of the Jyangra Hatiara No.2 Gram Panchayat and within the jurisdiction of the Additional District Sub-Registration Office Bidhannagar Salt Lake City and with the District Registration Office at Barasat and in the District 24 Parganas (North).

#### PART – VI

**ALL THAT** the various pieces and parcels of homestead land measuring **49.352 Decimals** (be the same a little more or less) having rayati rights comprised in part of portion of **R.S. Dag No. 3044** measuring **32.692 decimals** more or less, corresponding to **L. R. Khatian Nos. 1579, 636/3 and 2171, R.S. Dag No. 3152** measuring **16.660 decimals** more or less, corresponding to **L. R. Khatian Nos. 2026/2, 1844/2, 2036/1**, lying and situate at Mouza Ghuni, J.L. No. 23, Touzi No. 178, R.S. No. 232, within the territorial jurisdiction of the New Town Police Station [Previously Rajarhat] and within the local limits of the Jyangra Hatiara No.2 Gram Panchayat and within the jurisdiction of the Additional District Sub-Registration Office Bidhannagar Salt Lake City and with the District Registration Office at Barasat and in the District 24 Parganas (North).

#### PART – VII

**(THE SAID ADDITIONAL LAND)**

**ALL THAT** the various pieces and parcels of homestead land measuring **4.132 Decimals** (be the same a little more or less) equivalent to 2 [Two] Cottahs 8 [Eight] Chittacks having rayati rights comprised in part of portion of **R.S. Dag No. 3045**, corresponding to **L. R. Khatian Nos. 1579**, lying and situate at Mouza Ghuni, J.L. No. 23, Touzi No. 178, R.S. No. 232, within the territorial jurisdiction of the New Town Police Station [Previously Rajarhat] and within the local limits of the Jyangra Hatiara No.2 Gram Panchayat and within the jurisdiction of the Additional District Sub-Registration Office Bidhannagar Salt Lake City and with the District Registration Office at Barasat and in the District 24 Parganas (North).

**THE SECOND SCHEDULE ABOVE REFERRED TO**

**(THE SAID ENTIRE PROPERTY)**

**ALL THAT** the various pieces and parcels of Sali and Bastu land measuring **260.239 Decimals** (be the same a little more or less) having rayati rights comprised in part or portion of **R.S. Dag No. 3044** measuring **21.444 Decimals** more or less, corresponding to **L.R. Khatian Nos. 2171, 1036/2 and 1579, R.S. Dag No. 3045** measuring **10.000 Decimals** more or less corresponding to **L.R. Khatian No. 636/1, and R.S. Dag No. 3152** measuring **16.670 Decimals** more or less, corresponding to **L.R. Khatian No. 1890/2, 1844/2 and 2036/1, AND R.S. Dag No. 3044** measuring **12.170 decimals** more or less, corresponding to **L. R. Khatian Nos. 2171, 636/3 and 1579, R.S. Dag No. 3045** measuring **9.920 decimals** more or less, corresponding to **L. R. Khatian No.2171 and R.S. Dag No. 3152** measuring **10.00 decimals** more or less, corresponding to **L. R. Khatian No. 67/1, AND R.S. Dag No. 3044** measuring **30.455 decimals** more or less, corresponding to **L. R. Khatian Nos. 1579, 1036/2 and 636/3, R.S. Dag No. 3045** measuring **16.530 decimals** more or less, corresponding to **L. R. Khatian No. 2171, AND R.S. Dag No. 3044** measuring **11.700 decimals** more or less, corresponding to **L. R. Khatian No. 1579, R.S. Dag No. 3045** measuring **20.000 decimals** more or less, corresponding to **L. R. Khatian No. 636/1, R.S. Dag No. 3152** measuring **16.670 decimals** more or less, corresponding to **L. R. Khatian Nos. 2005/4, 1844/2 and 2036/1 AND R.S. Dag**

**No. 3044** measuring **23.200 decimals** more or less, corresponding to **L. R. Khatian Nos. 1036/2, 636/3, 1579 and 2171** and **R.S. Dag No. 3045** measuring **8.000 decimals** more or less, corresponding to **L. R. Khatian No. 636/1 AND R.S. Dag No. 3044** measuring **32.692 decimals** more or less, corresponding to **L. R. Khatian Nos. 1579, 636/3 and 2171**, **R.S. Dag No. 3152** measuring **16.660 decimals** more or less, corresponding to **L. R. Khatian Nos. 2026/2, 1844/2, 2036/1 AND R.S. Dag No. 3045** measuring **4.132 Decimals** (more or less) corresponding to **L. R. Khatian Nos. 1579**, lying and situate at Mouza Ghuni, J.L. No. 23, Touzi No. 178, R.S. No. 232, within the territorial jurisdiction of the New Town Police Station [Previously Rajarhat] and within the local limits of the Jyangra Hatiara No.2 Gram Panchayat and within the jurisdiction of the Additional District Sub-Registration Office Bidhannagar Salt Lake City and with the District Registration Office at Barasat and in the District 24 Parganas (North).

**THE THIRD SCHEDULE ABOVE REFERRED TO**  
**(THE SAID FLAT AND THE PROPERTIES APPURTEnant THERETO)**

ALL THAT the Flat/Unit No. **VIII-2C** on the **Second floor** on the said building being Building/Block No. **VIII** on the said Entire Property containing by admeasurement **989 sq. ft.** of super built-up area TOGETHER WITH the undivided share in the Common Parts, Portions, Areas, Facilities and Amenities AND TOGETHER WITH **one covered car parking space in the ground floor** of the said Building/Block No. **VIII** or as may be allotted within the Housing Complex AND TOGETHER WITH the undivided proportionate imitable share in the land which will be allocable to that Building/Block No. **VIII** out of the total area of land comprised in the said Entire Property and/or Housing Complex (situation of such flat is shown and delineated in the maps or plans annexed hereto and bordered in **RED** thereon).

**THE FOURTH SCHEDULE ABOVE REFERRED TO**  
**(COMMON PARTS & PORTIONS)**

1. Foundation
2. Column
3. Beam Support
4. Roof of the building along with roof decoration.

5. Lifts
6. Lift room
7. Lift Wells and Lift Installations
8. Transformer and its installations
9. Transformer Room
10. Generator and its installations/Generator Room
11. Pump and its installations/Pump Room
12. Main Gates
13. Entrance & Exits
14. Lobbies
15. Tube Wells and its installations
16. Drains
17. Sewers
18. Boundary Walls
19. Paths and Passages
20. Corridors
21. Driveways
22. Staircase/Stairways
23. Landing and Lobbies
24. Overhead and underground water reservoirs
25. Toilets in the ground floor
26. Splash Pool
27. A. C. Gym
28. A. C. Indoor Game room and lounge and its installation and equipments
29. Landscape Garden & Party Lawn.
30. Water filtration plant and its installation
31. Community Hall
32. Air conditions in the community Hall
33. Children Play area
34. Refreshment and Library room
35. Outdoor multipurpose games court
36. Adda Zone
37. A. C. Meditation Hall & Yoga Room

**GENERAL COMMON ELEMENTS INSTALLATION**

1. Transformer, Transformer Room and its installation and fittings and fixtures for lighting the staircase lobby and other common areas
2. Generator, Generator Room and its installations
3. Pump, Pump Room and its installation
4. Tube wells and its installations
5. Water Filtration Plant and its installations
6. Drains
7. Sewers
8. Water Pump overhead tanks and underground water reservoirs
9. Water pipes and other common plumbing installations and spaces required thereto

**THE FIFTH SCHEDULE ABOVE REFERRED TO**  
**(EASEMENTS OR QUASI-EASEMENTS)**

The under-mentioned rights easements and quasi easements privileges and appurtenances shall be reserved for the Holding Organization.

1. The right in common with the Purchaser and/or other person or persons entitled to the other part or parts of the New Building as aforesaid for the ownership and use of common part or parts of the New Building including its installations staircases open spaces in ground floor covered spaces electrical installations and other passages.
2. The right of passage in common with the Purchaser and other person or persons as aforesaid of electricity water and soil from and to any part (other than the Said Unit) of the other part or parts of the New Building through pipes, drains, wires, conduits lying or being under through or over the Said Flat so far as may be reasonably necessary for the beneficial use and occupation of the other portion or portions of the New Building for all purposes whatsoever.
3. The right of protection for other portion or portions of the New Building by all parts of the Said Flat as far as they now protect the same or as may otherwise become

vested in the Purchaser by means of structural alterations to the Said Flat or otherwise in any manner to lessen or diminish the support at present enjoyed by other part or parts of the New Building.

4. The right for the Holding Organization and/or occupier or occupiers of other part or parts of the New Building for the purpose of ingress and egress to and from such other Part or parts of the New Building, the front entrances staircase, electrical installation open and covered space and other common passages or paths of the New Building.
5. The right of the Holding Organization or its authorized agents with or without workmen and necessary materials to enter from time to time upon the Said Unit for the purpose of repairing so far as may be necessary such pipes drains wires and conduit underground/ overhead Reservoir, fire fighting equipment as aforesaid.

**THE SIXTH SCHEDULE ABOVE REFERRED TO**

**(EASEMENTS OR QUASI- EASEMENTS AND OTHER PROVISIONS IN CONNECTION WITH THE BENEFICIAL USE AND ENJOYMENT OF THE SAID FLAT/UNIT AND THE PROPERTIES APPURtenant THERETO)**

1. The Purchaser shall be entitled to all rights privileges vertical and lateral supports easements, quasi-easements and appurtenances whatsoever belonging to or in any way appertaining to the Said Unit or therewith usually held used occupied or enjoyed or reputed or known as part or parcel thereof or appertaining thereto which are hereinafter more fully specified EXCEPTING AND RESERVING unto the Holding Organization the rights easements quasi-easements privileges and appurtenances hereinafter more particularly set forth in the **FIFTH SCHEDULE** hereto.
2. The right of access and passage in common with the Holding organization and/or the co-owners and occupiers of the Building at all times and for all normal lawful purposes connected with the use and enjoyment of the staircase, tubewell, lifts and electrical installations and all other covered common areas installations and facilities in the New Building and the Said Premises.

3. The right of way in common as aforesaid at all times and for all purposes connected with the reasonable use and enjoyment of the Said Unit with or without vehicles over and along the drive-ways and pathways excepting area which are reserved and PROVIDED ALWAYS and it is hereby declared that nothing herein contained shall permit the Purchaser or any person deriving title under the Purchaser or the servants agents employees and invitees of the Purchaser to obstruct in any way by vehicles deposit of materials rubbish or otherwise the free passage of or other person or persons including the Co-owners and the Holding Organization along such drive way and path ways as aforesaid.
4. The right of support shelter and protection of the Said Unit by or from all parts of the New Building so far they now support shelter or protect the same.
5. The right of passage in common as aforesaid electricity water and soil from and to the Said Flat through pipes drains wires and conduits lying or being in under through or over the New Building and the Said Premises so far as may be reasonable necessary for the beneficial occupation of the Said Unit and for all purposes whatsoever.

**THE SEVENTH SCHEDULE ABOVE REFERRED TO**  
**(RESTRICTIONS/HOUSE RULES)**

1. As from the date of possession of the said Flat the Purchaser agree and covenant –
  - (a) To co-operate with the other co-purchasers and the Vendors in the management and maintenance of the said New Building.
  - (b) To observe the rules framed from time to time by the Vendors and upon the formation of the Holding Organisation by such Holding Organisation.
  - (c) To use the said Flat for residential purpose only and not to use or permit to be used for any illegal and/or immoral purposes whatsoever and in particular not to use or permit to be used the said flat or any part thereof for use of the same as (a) Nursing Home, (b) Restaurant or Bar or public eating place (c) auction house (d) public assembly, (e) sale of meat.

- (d) To allow the Vendors and /or Holding Organization with or without workmen to enter into the said Flat for the purpose of maintenance and repairs but only with 48 hours prior notice in writing to the Purchaser.
- (e) To pay and bear the common expenses and other outgoings and expenses since the date of possession and also the rates and taxes for the said Flat and proportionately for the new building and/or common parts/areas and wholly for the said Flat and/or to make deposits on account thereof in the manner mentioned hereunder to the Vendors and upon the formation of the Holding Organization to such Holding Organization. Such amount shall be deemed to be due and payable on and from the date of possession whether physical possession of the said Flat has been taken or not by the Purchaser. The said amounts shall be paid by the Purchaser without raising any objection thereto regularly and punctually within 72 hours to the Vendors and upon formation of the Holding Organization to such Holding Organization.
- (f) To deposit the amounts reasonably required with the Vendors and upon the formation of the Holding Organization with such Holding Organization towards the liability for rates and taxes and other outgoings.
- (g) To pay charges for electricity in or relation to the said Flat wholly and proportionately relating to the common parts.
- (h) Not to subdivide the said Flat and/or the parking Space if allotted or any portion thereof.
- (i) Not to do anything or prevent the Vendors from making further or additional legal constructions within 8 A.M. to 6 P.M. notwithstanding any temporary disruption in the Purchaser's enjoyment of the said Flat. Not to use the passenger lifts to be used for carrying any materials.
- (j) To maintain or remain responsible for the structural stability of the said Flat and not to do anything which has the effect of affecting the structural stability of the building.

- (k) Not to do or cause anything to be done in or around the said Flat which may cause or tend to cause or tantamount to cause or effect any damage to any flooring or ceiling of the said Flat or adjacent to the said Flat or in any manner interfere with the use and rights and enjoyment thereof or any open passages or amenities available for common use.
- (l) Not to damage demolish or cause to damage or demolish the said Flat or any part thereof or the fittings and fixtures affixed thereto.
- (m) Not to close or permit the closing of verandahs or lounges or balconies and lobbies and common parts and also not to alter or permit any alteration in the elevation and outside colour scheme of the exposed walls of the Verandahs lounge or any external walls or the fences of external doors and windows including grills of the said Flat which in the opinion of the Vendors differs from the colour Scheme of the building or deviation or which in the opinion of the Vendors may affect the elevation in respect of the exterior walls of the said building.
- (n) Not to install grills the design of which have not been suggested and approved by the Architect.
- (o) Not to do or permit to be done any act or thing which may render void or make voidable any insurance in respect of the said Flat or any part of the said building or cause increased premium to be payable in respect thereof if the building is insured.
- (p) Not to make in the said Flat any structural additional and/or alterations such as beams columns partition walls etc or improvements of a permanent nature except with the prior approval in writing of the Vendors and with the sanction of the authorities concerned as and when required.
- (q) Not to use the said Flat or permit the same to be used for any purposes except for Residential purpose only and shall not use for the purpose which may or is likely to cause nuisance or annoyance to co-purchasers/occupiers of the other portions of the said building or buildings to the owners and occupiers of the neighbouring premises or for any illegal or immoral purpose

- whatsoever and in particular for slaughtering any animal or bird which may be visible to others from outside of the said flat.
- (r) Similarly shall not keep in the parking place anything other than private motor car or motor cycle and shall not raise or put up any kutch or pucca constructions grilled wall or enclosure thereon or part thereof and shall keep it always open as before. Dwelling or staying of any person or blocking by putting any articles shall not be permitted.
- (s) Not to use or permit to be used the allocated car parking space for parking of one car and not to use the same for any other purpose whatsoever other than parking of its own car.
- (t) Not to park car on the pathway or open spaces of the building at any other place except the space allotted to him/her/its and shall use the pathways as would be decided by the Vendors.
- (u) To abide by such building rules and regulations as may be made applicable by the Vendors before the formation of the Holding Organization and after the Holding Organization is incorporated to comply with and/or adhere to the building rules and regulations of such holding organization.
- (v) To keep the wires and/or cables installed in the said flat in a good and proper working condition.
- (w) Not to slaughter or permit to be slaughtered any bird and/or animal in the said flat and/or in any common part or portion of the said building and/or housing complex.
- (x) To perform and observe all statutory rules and regulations including fire safety and to ensure that the Purchaser and/or the members of his/her/its family residing in the said Flat ensures complies with the same and to keep the Vendors, the Developer and the other flat owners saved harmless and indemnified in the event of any untoward incident occurring in the said Flat and/or New Building and/or Housing Complex due to any act of omission on the part of the Purchaser and/or any person claiming through or under

him/her/it. The Reserved Roof on the top floor shall continue to remain under the absolute control management and ownership of the Vendors **or any person authorized by them** and the Vendors shall be entitled to allow the use thereof to any person and/or persons and shall also be entitled to put up hoardings, neon signs, Dish Antenna and other signages on the said Reserved Roof and all amounts which may become payable and/or receivable shall absolutely belong to the Vendors and the Purchaser hereby acknowledges that the Purchaser has no right in respect thereof.

**(X) HOUSE RULES:**

- (1) The lobbies, entrances and stairways of the Building shall not be obstructed or used for any purpose other than ingress to and egress from the Flat in the Building.
- (2) Children shall not play in the public halls, stairways or elevators and shall not be permitted in the service elevators of the Building.
- (3) No /Occupier shall make or permit any disturbing noises in the Building or do or permit anything to be done therein which will interfere with the rights comfort or convenience of other occupiers. No Occupier shall play upon or suffer to be played upon musical instrument or permit to be operated a phonograph or radio or television-loud speaker in such the apartment if the same shall disturb or annoy other occupants of the building. No purchaser/Occupier shall give vocal or instrumental instruction at any time in order to reduce sound emanating from a Flat.
- (4) Each Owner shall keep such Flat in a good state of preservation and cleanliness and shall not throw or permit to be thrown therefrom or from the doors, windows, terraces, balconies thereof any dirt or other substances.
- (5) No article shall be allowed to be placed in the halls or on the staircase landings or fire towers nor shall anything be hung or shaken from the floor, windows, terraces or balconies or place upon the window sills of the Building. No fences or partitions shall be placed or affixed to any terrace without the prior approval of the Vendors.

- (6) No shades awnings, window guards, ventilators or air conditioning devices shall be used in or about the Building excepting such as shall have been approved by the Vendors.
- (7) No sign, notice or advertisement shall be inscribed or exposed on or at a window or other part of the building except such as shall have been approved by the Vendors nor shall anything be projected out of any window of the Building without similar approval.
- (8) Water-closets and other water apparatus in the Building shall not be used for any purpose other than those for which they were constructed nor shall any sweepings, rubbish, rags or any other article be thrown into the same. Any damage resulting from misuse of water-closets or apparatus shall be paid for by the Flat owner in whose apartment it shall have been caused.
- (9) No bird or animal shall be kept or harboured in the common areas of the Building.
- (10) No radio or television aerial shall be attached to or hung from the exterior of the building.
- (11) Garbage and refuse from the apartments shall be deposited in such place only in the Building and at such time and in such manner as the superintendent of the Building may direct.
- (12) No vehicle belonging to a Purchaser or to a member of the family or guest, sub-tenant or employee of a lessee shall be parked in the open space or in such manner as to impede or prevent ready access to the entrance of the Building by another vehicle.
- (13) Not to block or keep any goods in the staircase lobbies and other common parts or portion.
- (14) These house rules may be added to, amended or repealed at any time by the Owner and after formation by the Society/ Association.

- (15) The Flat owners and each one of them hereby acknowledge that in the event of any breach by any of the flat owners in observing the House Rules as above it is likely to adversely affect and/or prejudice the interest of the other flatowners in the said building and/or housing project and as such agrees to keep the other flatowners saved harmless and indemnified in the event of any loss being caused due to non observance of such house rules.
- (16) Until formation of such Holding Organization the Owner shall manage and maintain the said building and the common parts thereof.
- (17) The Purchaser shall pay regularly and punctually within 7<sup>th</sup> day of every month and month by month the common expenses as described in the **EIGHTH SCHEDULE** hereunder written at such rate as may be decided, determined and apportioned by the Vendors to be payable from the date of possession to the Vendors and upon formation and transfer of management of the building to the Holding Organization such payments are required to be made without any abatement or demand.
- (18) The proportionate rate payable by the Purchaser for the common expenses shall be decided by the Vendors from time to time and the Purchaser shall be liable to pay all such expenses wholly if it relates to the Purchaser's **Flat** only and proportionately for the building as a whole. The statement of account of the apportionment of the charges as prepared by the Vendors shall be conclusive and final. The Purchaser shall not be entitled to dispute or question the same provided that the billing is reasonable. In the event of the transfer of the management and administration of the said building to the Holding Organization in terms of these presents the employees of the Vendors such as watchmen, security staff, liftmen etc. shall be employed and/or absorbed in the employment of such Holding Organization with continuity of service and on the same terms and conditions of employment with the Vendors and the Purchaser shall not be entitled to raise any objection thereto and hereby consents to the same.

- (19) After the formation of the Holding Organization the Purchaser shall pay such amounts for the aforesaid purpose as may be fixed and determined by the Holding Organization.
- (20) So long as each Flat in the said Premises shall not be separately mutated and separated the Purchaser shall pay the proportionate share of all rates and taxes assessed on the whole premises including the charges for loss of electricity while in transmission to the Vendors from the date of possession. Such proportion is to be determined by the Vendors on the basis of the area of such Flat in the said Building.
- (21) If the Purchaser fail to pay the aforesaid expenses or part thereof within time as aforesaid the Purchaser shall be liable to pay interest at the rate of 2% per month and further that if any **amount and** interest remains unpaid for sixty days, the Vendors or upon formation of Holding Organization such Holding Organization shall be at liberty to disconnect and/or suspend all common services attached to the Purchaser's Flat such as water supply, electricity connection, use of lifts, central antenna, etc. till such dues with interest are paid and shall also be liable to pay the common expenses for such suspension period as well as reconnection charges.

**THE EIGHTH SCHEDULE ABOVE REFERRED TO**

**(Common Expenses)**

1. All proportionate costs of maintenance, operations repairs, replacement services and white washing, painting, rebuilding, reconstructing, decorating redecorating of all other common areas/ parts its fixtures fittings electrical wiring and equipment in under or upon the building enjoyment or used common by the occupiers of the building.
2. The salaries and other expenses incurred for and payable to person employed for common purposes including security, electrician, maintenance, plumber, administration of the building, accountant, clerks, gardeners, sweepers, liftmen etc.
3. Insurance premium for insuring the building and every part thereof against earthquake, damages, fire lightening mob violence, civil commotion, etc. if insured.

4. Expenses for supplies of common utilities electricity water charges etc. Payable to any concerned authorities and/or organisation and payment of all other incidental thereto.
5. Sinking fund and other contributions.
6. Municipal and other rates and taxes and levies and all other outgoings save those which would be separately assessed and/or incurred in respect of any unit or portion or land.
7. Costs and establishment and operational charges of the Seller for the Association of the Co-operative Society relating to common expenses.
8. All such other expenses and outgoings as are deemed by the Seller and/or the Association or Co-operative Society to be necessary for or incidental thereto.
9. Electricity expenses for lighting all the common parts outer walls of the building, parking space and for operation of all the common areas.
10. Operational cost of the Cable Connection, Intercom, EPABX, close circuit TV .
11. Operational cost, maintenance, replacement of the lift.
12. Capital expenses cost for charge or replacement of any equipment.
13. Repairing rebuilding repainting improving or other treating as necessary and keeping the property and every exterior part thereof in good and substantial repair order and condition and renewing and replacing all worn or damaged parts thereof.
14. Painting with quality paint as often as may (in the opinion of the Holding Organisation) be necessary and in a proper and workmanlike manner all the wood metal stone and other work of the property and the external surfaces of all exterior doors of the Building and decorating and colouring all such parts of the property as usually are or ought to be.
15. Keeping the gardens and grounds of the property generally in a neat and tidy condition and tending and renewing all lawns flowers beds shrubs trees forming part thereof as necessary and maintaining repairing and where necessary reinstating any boundary wall hedge or fence.
16. Keeping the private road in good repair and clean and tidy and edged where necessary and clearing the private road when necessary.

17. Cleaning as necessary the external walls and windows (nor forming part of any unit) in the property as may be necessary keeping cleaned the common parts and halls passages landing and stair cases and all other common parts of the building.
18. Cleaning as necessary of the areas forming parts of the property.
19. Operating maintaining and (if necessary) renewing the lighting apparatus from time to time of the maintained property and providing such additional lighting apparatus as the Sellers may think fit.
20. Providing and arranging for the emptying receptacles for rubbish.
21. Paying all rates taxes duties charges assessments and outgoings whatsoever (whether central state or local) assessed charged or imposed upon or payable in respect of the building or any part thereof excepting in so far as the same are the responsibility of the individual owners/occupiers of any Unit.
22. Abating any nuisance and executing such works as may be necessary for complying with any notice served by a local authority in connection with the development or any part thereof so far as the same is not the liability of or attributable to the Unit of any individual lessee of any Unit.
23. Generally managing and administering the development and protecting the amenities in the building and for that purpose employing any contractor and enforcing or attempting to enforce the observance of the covenants on the part of any occupants of any of the Units.
24. Employing qualified accountant for the purpose of auditing the accounts in respect of the maintenance expenses and certifying the total amount thereof for the period to which the account relates.
25. Complying with the requirements and directions of any competent authority and with the provisions of all statutes and all regulations orders ad bye-laws made thereunder relating to the building excepting those which are the responsibility of the occupier of any Unit.
26. The Purchaser maintenance renewal and insurance of equipment as the Seller may from time to time consider necessary for the carrying out of the acts and things mentioned in this schedule.
27. Administering the management company staff and complying with all relevant statutes and regulations and orders thereunder and employing suitable persons or firm to deal with these matters.
28. The provision maintenance and renewal of any other equipment and the provision of any other service which in the opinion of the Management company/Holding Organisation it is reasonable to provide.
29. Such time to be fixed annually as shall be estimated by the Holding Organisation (whose decision shall be final) to provide, a reserve fund/ sinking fund and other

contribution for items of expenditure referred to in this schedule to be or expected to be incurred at any time.

30. The said reserve fund shall be kept in separate account and the interest thereon or income from the said fund shall be held by the Holding Organisation for the trust of the owners of the units/Units and shall only be applied in accordance with the terms of this schedule.

**IN WITNESS WHEREOF** the parties hereto have hereunto set and subscribed their respective hands and seals the day months and year first above written:

**SIGNED, SEALED AND DELIVERED**

by the **VENDORS** represented by their Constituted Attorney **MR. RADHE SHYAM PANCHARIA**, vide Power of Attorney dated 30<sup>th</sup> day of July, 2010 and 9<sup>th</sup> day of March, 2012 at Kolkata in the presence of:

1. *Joe, anil Panesh—  
Chowdhury (Ami Block)  
No - F00149*
2. *A. Naskar  
AJIT NASKAR  
1002, EM By Pass  
Kolkata-700105*

- For
1. ATAL PROPERTIES PRIVATE LIMITED
  2. GANBRETE PROPERTIES LLP.
  3. MILAN PROPERTIES PRIVATE LIMITED
  4. PS GROUP REALTY PRIVATE LIMITED
  5. CALICO TIE UP PRIVATE LIMITED
  6. KASAUTI VYAPAAR PRIVATE LIMITED
  7. KAVERI VANJYA PRIVATE LIMITED
  8. SREOME BUILDERS PRIVATE LIMITED
  9. P S ADVERTISING & MKT PRIVATE LIMITED
  10. GOLDEN HOME DEVELOPERS PRIVATE LIMITED
  11. P.S. NIRMAN PRIVATE LIMITED
  12. K.C. MANUFACTURERS INDIA PRIVATE LIMITED
  13. MANJUSHREE PROPERTIES PRIVATE LIMITED
  14. P.S. APARTMENTS PRIVATE LIMITED
  15. SANCHETI PROJECTS PRIVATE LIMITED
  16. S.N. ALLOYS PRIVATE LIMITED
  17. SUMIT QUALITY MARBLES PRIVATE LIMITED
  18. GAUTAMAYA PROPERTIES LLP
  19. ABINANDAN MERCHANTS PRIVATE LIMITED
  20. MAHABALESWAR DISTRIBUTORS PRIVATE LIMITED
- By their Constituted Attorney

*Radhe Shyam Pancharia*  
Constituted Attorney

**SIGNED, SEALED AND DELIVERED**  
 by the **DEVELOPER** represented by  
 its Authorised Signatory **MR. RADHE**  
**SHYAM PANCHARIA**, vide a Board  
 Resolution dated 24/02/2012 at  
 Kolkata in the presence of:

1. *Jeevanlal Parekh -  
 Chowkhali (New Bfow)  
 W-2x149*
2. *A. Naskar :  
 AJIT NASKAR  
 1002, EM By Pass  
 Kolkata-700105*

**SIGNED, SEALED AND DELIVERED**  
 by the **PURCHASER** at Kolkata in the  
 presence of :

1. *Jeevanlal Parekh -*
2. *A. Naskar :  
 AJIT NASKAR  
 1002, EM By Pass  
 Kolkata-700105*

PS Group Realty Pvt. Ltd.

*Radhe Shyam Pancharia*  
 Director / Authorised Signatory

*Nimisha Basu Majumdar*

*Prepared by  
 for the  
 owner  
 Airport Police Cstl  
 Wk 28  
 WB-6 Bf/2009*

### MEMO OF CONSIDERATION

**RECEIVED** of and from the within-named **PURCHASER** by the Developer on behalf of the Vendors the within-mentioned sum of **Rs.18,80,311/- (Rupees Eighteen lakhs eighty thousand three hundred and eleven only)** vide several cheques being the total consideration money payable under these presents:

#### **WITNESSES:**

1. *Taymuli Parekh - Chowdhury Nani Boley  
(S. - 20149)*
2. *A. Naskar,  
AJIT NASKAR  
1002, EM By Plate  
Kolkata-700106.*

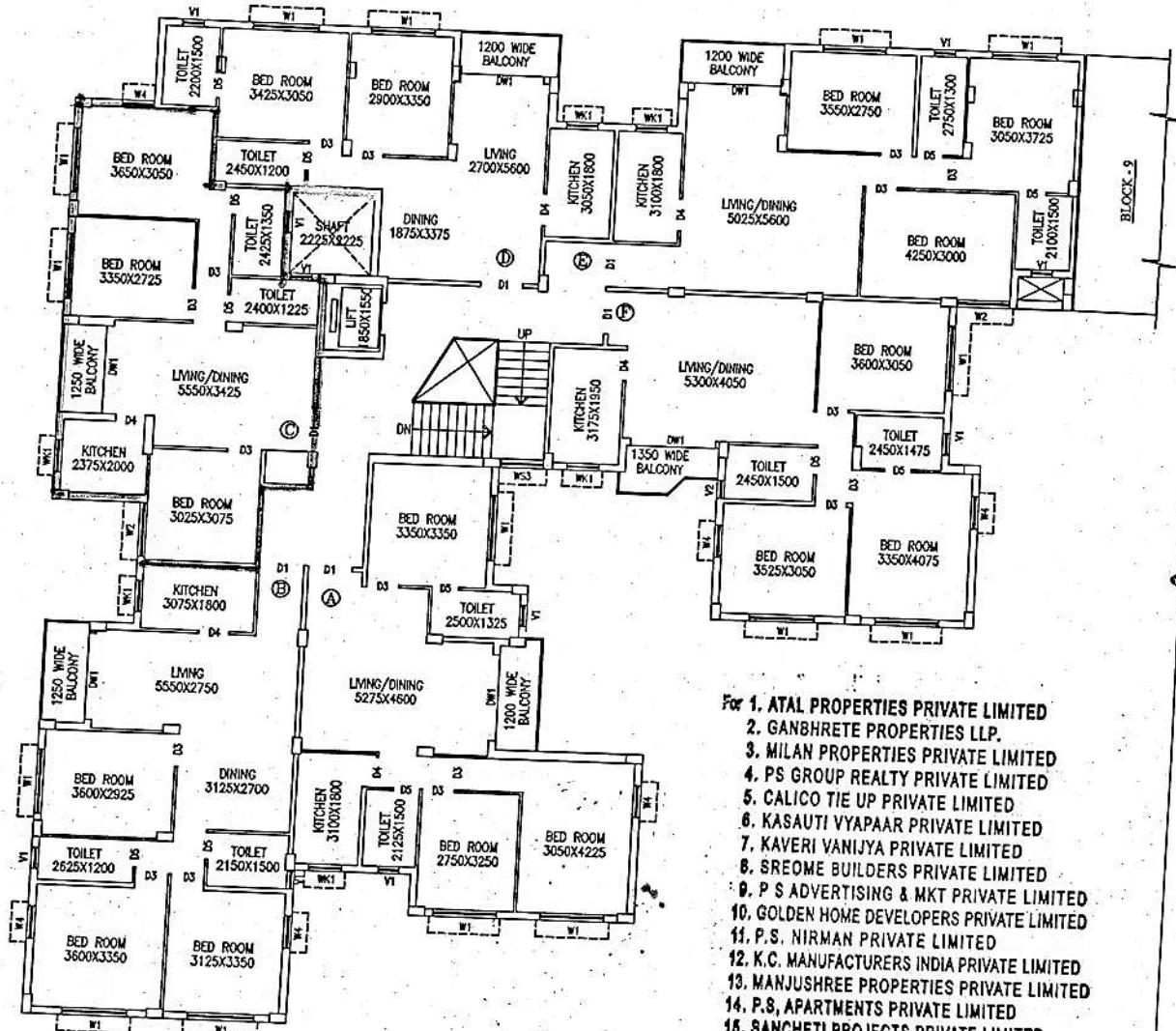
- For
1. ATAL PROPERTIES PRIVATE LIMITED
  2. GANBRETE PROPERTIES LLP.
  3. MILAN PROPERTIES PRIVATE LIMITED
  4. PS GROUP REALTY PRIVATE LIMITED
  5. CALICO TIE UP PRIVATE LIMITED
  6. KASAUTI VYAPAAR PRIVATE LIMITED
  7. KAVERI VANIJYA PRIVATE LIMITED
  8. SREOME BUILDERS PRIVATE LIMITED
  9. P.S ADVERTISING & MKT PRIVATE LIMITED
  10. GOLDEN HOME DEVELOPERS PRIVATE LIMITED
  11. P.S. NIRMAN PRIVATE LIMITED
  12. K.C. MANUFACTURERS INDIA PRIVATE LIMITED
  13. MANJUSHREE PROPERTIES PRIVATE LIMITED
  14. P.S. APARTMENTS PRIVATE LIMITED
  15. SANCHETI PROJECTS PRIVATE LIMITED
  16. S.H. ALLOYS PRIVATE LIMITED
  17. SUMIT QUALITY MARBLES PRIVATE LIMITED
  18. GAUTAMAYA PROPERTIES LLP
  19. ABINANDAN MERCHANTS PRIVATE LIMITED
  20. MAHABALESWAR DISTRIBUTORS PRIVATE LIMITED
- By their Constituted Attorney

*Radhe Shyam Panchania*  
Constituted Attorney

PS Group Realty Pvt. Ltd.

*Radhe Shyam Panchania*  
Director / Authorised Signatory

**Developer and Vendors**



SECOND FLOOR PLAN  
BLOCK -8

- For 1. ATAL PROPERTIES PRIVATE LIMITED  
 2. GANBHRETE PROPERTIES LLP.  
 3. MILAN PROPERTIES PRIVATE LIMITED  
 4. PS GROUP REALTY PRIVATE LIMITED  
 5. CALICO TIE UP PRIVATE LIMITED  
 6. KASAUTI VYAPAAR PRIVATE LIMITED  
 7. KAVERI VANIJA PRIVATE LIMITED  
 8. SREOME BUILDERS PRIVATE LIMITED  
 9. P.S ADVERTISING & MKT PRIVATE LIMITED  
 10. GOLDEN HOME DEVELOPERS PRIVATE LIMITED  
 11. P.S. NIRMAN PRIVATE LIMITED  
 12. K.C. MANUFACTURERS INDIA PRIVATE LIMITED  
 13. MANJUSHREE PROPERTIES PRIVATE LIMITED  
 14. P.S. APARTMENTS PRIVATE LIMITED  
 15. SANCHETI PROJECTS PRIVATE LIMITED  
 16. S.N. ALLOYS PRIVATE LIMITED  
 17. SUMIT QUALITY MARBLES PRIVATE LIMITED  
 18. GAUTAMAYA PROPERTIES LLP  
 19. ABINANDAN MERCHANTS PRIVATE LIMITED  
 20. MAHABALESWAR DISTRIBUTORS PRIVATE LIMITED  
 By their Constituted Attorney

Rancho Singh Panchayat

Constituted Attorney

NORTH

THE FIVE STORIED RESIDENTIAL BUILDING AT R.S. DAG NO.-3152, 3045, 3044,L.R. KHATIAN NO.-1844/2, 2036/1, 636/1, 636/3, 1579, 2171, 2026/2, 2005/4, 67/1, 1890/2, 1036/2, 1339, MOUZA-GHUNE, J.L. NO.-23, DIST.-24 PGS. (NORTH), P.S.-RAJARHAT, UNDER JYANGRA HATIARA II GRAM PANCHAYET.

PS Group Realty Pvt. Ltd.

Rancho Singh Panchayat  
Director / Authorised Signatory

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

P. S. NIRMAN PRIVATE LIMITED

16/02/2004  
Permanent Account Number  
AADCP5063G

2302005

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

K C MANUFACTURERS (INDIA)  
PRIVATE LIMITED

24/08/1995  
Permanent Account Number  
AACCK2004R

2302005

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

GOLDEN HOME DEVELOPERS  
PRIVATE LIMITED

24/08/1992  
Permanent Account Number  
AACCG3127H

2302005

स्थानीय संख्या / PERMANENT ACCOUNT NUMBER  
AABCP5209L

प्राप्ति नाम / NAME  
P. S. ADVERTISING & MARKETING PVT. LTD.

स्थापना/स्थानीय प्रति / DATE OF INCORPORATION/FORMATION  
25/09/1990

क्रमांक अधिकारी का नाम / SIGNATURE OF COMMISSIONER OF INCOME-TAX  
COMMISSIONER OF INCOME-TAX, W.B.

(Signature)

स्थानीय संख्या / PERMANENT ACCOUNT NUMBER  
AAECS4070M

प्राप्ति नाम / NAME  
SIEOME BUILDERS PVT LTD

स्थापना/स्थानीय प्रति / DATE OF INCORPORATION/FORMATION  
01-06-1995

क्रमांक अधिकारी का नाम / SIGNATURE OF COMMISSIONER OF INCOME-TAX  
COMMISSIONER OF INCOME-TAX, W.B.

(Signature)

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

KAVERI VANJYA PRIVATE LIMITED

07/02/2006  
Permanent Account Number  
AACCK9228F

2302005

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थानीय संख्या संलग्न कार्ड  
Permanent Account Number Card  
AABCP5390E

प्राप्ति  
P. S. GROUP REALTY PRIVATE  
LIMITED

स्थापना/स्थानीय प्रति / Date of Incorporation/Formation  
02/08/1988

क्रमांक अधिकारी का नाम / SIGNATURE OF COMMISSIONER OF INCOME-TAX  
COMMISSIONER OF INCOME-TAX, W.B.

(Signature)

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

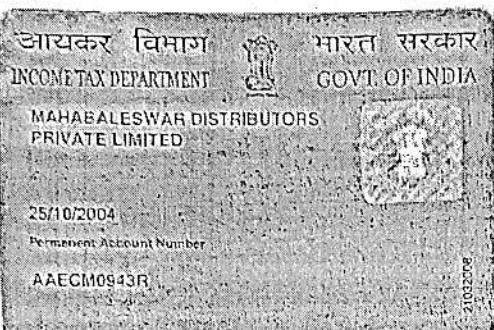
स्थानीय संख्या संलग्न कार्ड  
Permanent Account Number Card  
AARFG950BJ

प्राप्ति  
GANBHREKTE PROPERTIES LLP

स्थापना/स्थानीय प्रति / Date of Incorporation/Formation  
13/11/2017

क्रमांक अधिकारी का नाम / SIGNATURE OF COMMISSIONER OF INCOME-TAX  
COMMISSIONER OF INCOME-TAX, W.B.

(Signature)



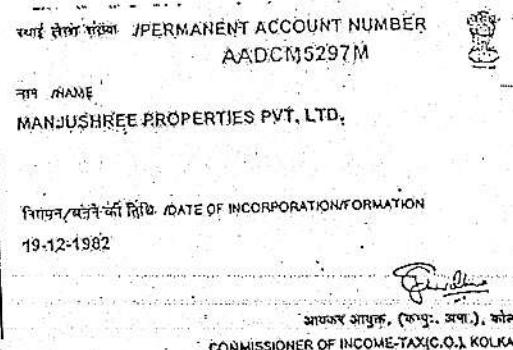
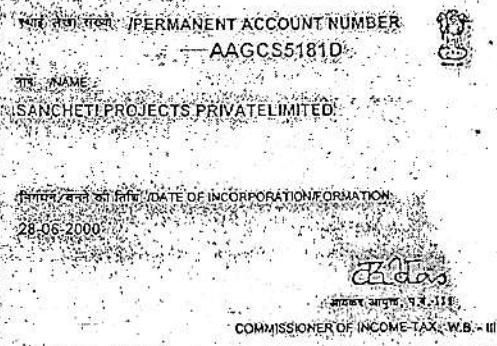
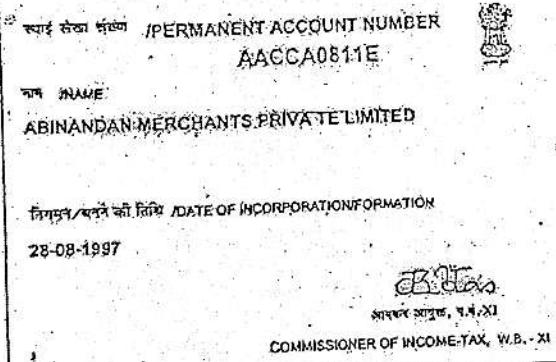
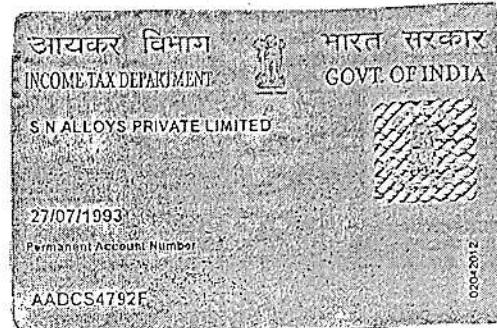
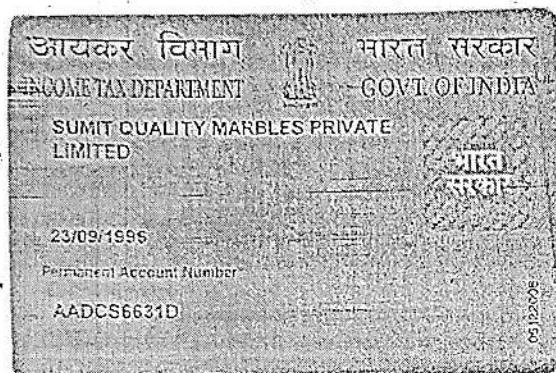
आयकर विभाग  
INCOME TAX DEPARTMENT

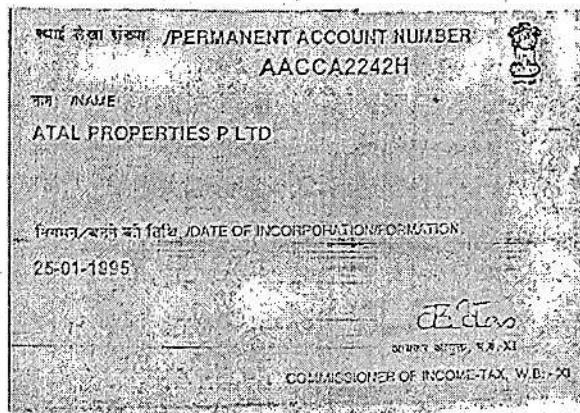
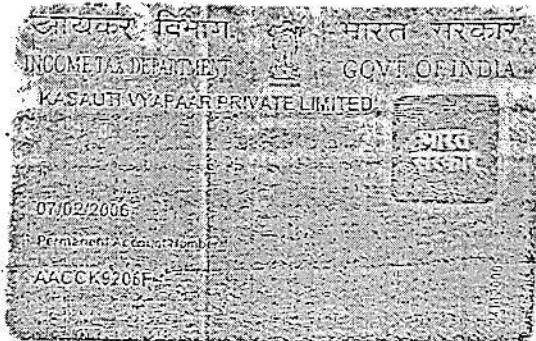
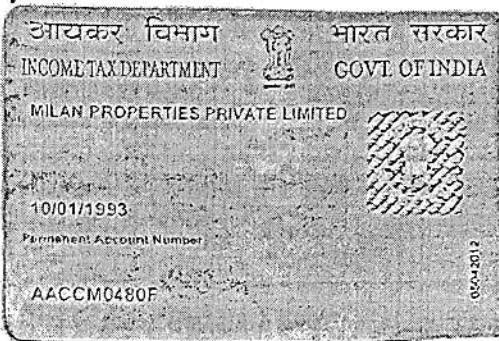
भारत सरकार  
GOVT. OF INDIA

प्राप्ति संख्या / प्राप्ति कार्ड  
Permanent Account Number Card

निर्माण तिथि / Date of Incorporation / Formation  
GAUTAMAYA PROPERTIES LLP  
13/11/2017

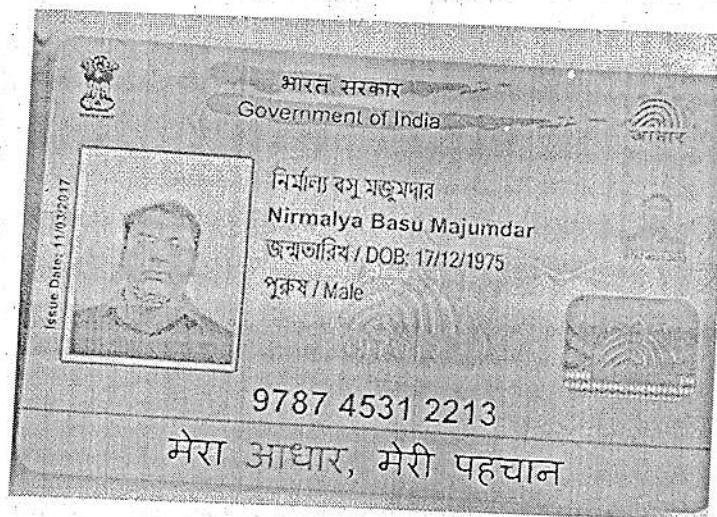
AARFG9309F







Nirmalya Basu Majumdar  
Nirmalya Basu Majumdar





	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name..... RADHE SHYAM PANCHARIA.

Signature..... Radhe Shyam Pancharia



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name..... NIRMALYA BASU MAJUMDAR

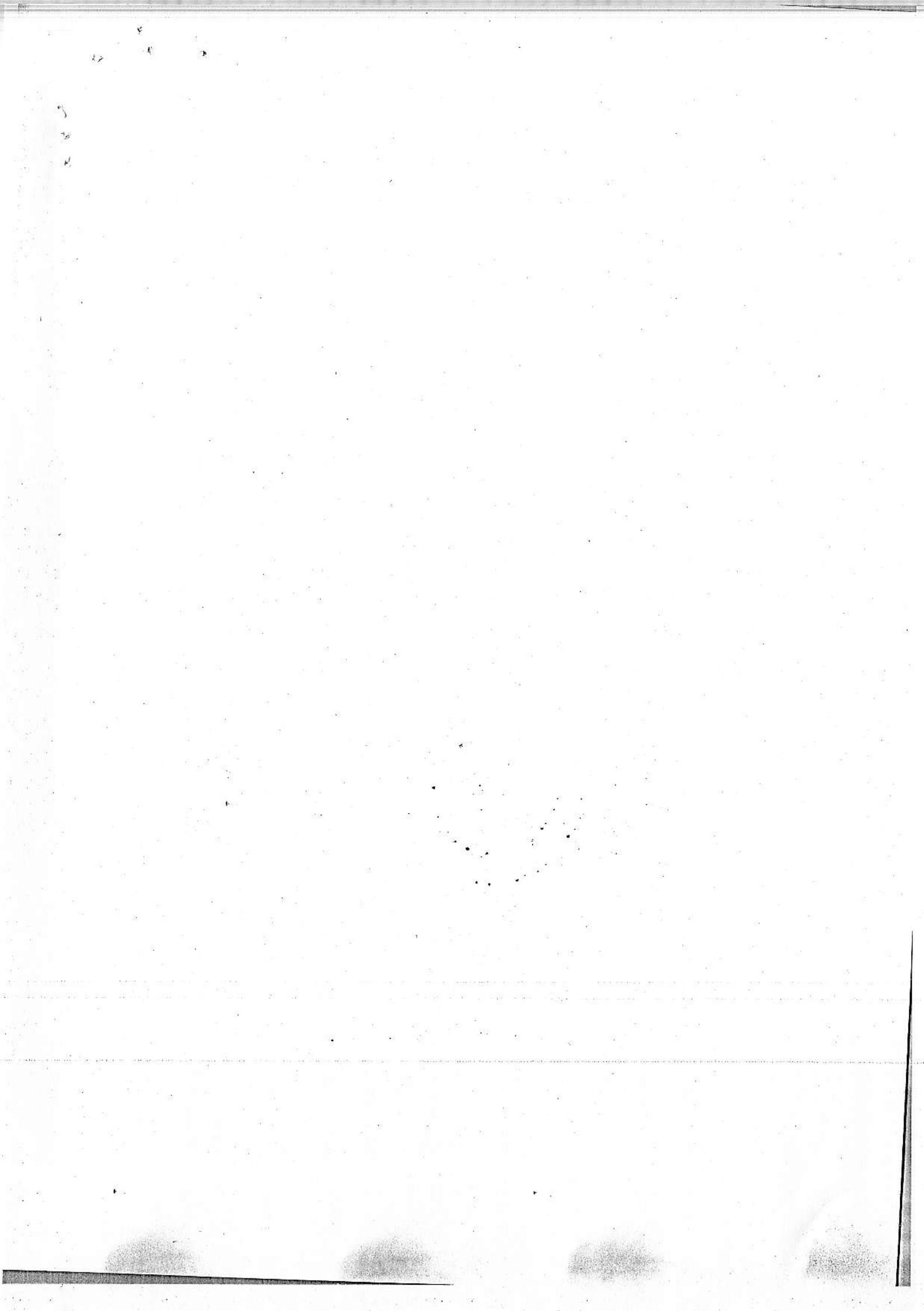
Signature..... Nirmalya Basu Majumdar



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name..... JAYANTA PANDIT

Signature..... Jayanta Pandit





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

**GRN Details**

<b>GRN:</b>	192022230073355668	<b>Payment Mode:</b>	Online Payment (SBI Epay)
<b>GRN Date:</b>	14/07/2022 15:45:54	<b>Bank/Gateway:</b>	SBIePay Payment Gateway
<b>BRN:</b>	3055989473226	<b>BRN Date:</b>	14/07/2022 15:47:43
<b>Gateway Ref ID:</b>	202219546931529	<b>Method:</b>	State Bank of India New PG DC
<b>Payment Status:</b>	Successful	<b>Payment Ref. No:</b>	2002029431/3/2022 ✓

[Query No/\*/Query Year]

**Depositor Details**

<b>Depositor's Name:</b>	Nirmalya Basu Majumdar
<b>Address:</b>	280 Indira Gandhi Road Konnagar, Hooghly, 712235
<b>Mobile:</b>	9874965906
<b>EMail:</b>	nirmalya.majumdar@gmail.com
<b>Contact No:</b>	9874965906
<b>Depositor Status:</b>	Buyer/Claimants
<b>Query No:</b>	2002029431
<b>Applicant's Name:</b>	Mr RAJU GURIA
<b>Identification No:</b>	2002029431/3/2022
<b>Remarks:</b>	Sale, Sale Document

**Payment Details**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002029431/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	112924
2	2002029431/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	37649
<b>Total</b>				<b>150573</b>

**IN WORDS:** ONE LAKH FIFTY THOUSAND FIVE HUNDRED SEVENTY THREE ONLY.



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

**GRN Details**

<b>GRN:</b>	192022230081740988	<b>Payment Mode:</b>	Online Payment (SBI Epay)
<b>GRN Date:</b>	25/07/2022 14:25:58	<b>Bank/Gateway:</b>	SBIePay Payment Gateway
<b>BRN :</b>	1595829263530	<b>BRN Date:</b>	25/07/2022 14:28:34
<b>Gateway Ref ID:</b>	IGANZWDTG3	<b>Method:</b>	State Bank of India NB
<b>Payment Status:</b>	Successful	<b>Payment Ref. No:</b>	2002029431/9/2022

[Query No/\*/Query Year]

**Depositor Details**

<b>Depositor's Name:</b>	Mr RAJENDRA NATH GURIA
<b>Address:</b>	1002, E M By Pass
<b>Mobile:</b>	8001541122
<b>Period From (dd/mm/yyyy):</b>	25/07/2022
<b>Period To (dd/mm/yyyy):</b>	25/07/2022
<b>Payment ID:</b>	2002029431/9/2022
<b>Dept Ref ID/DRN:</b>	2002029431/9/2022

**Payment Details**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002029431/9/2022	Property Registration- Stamp duty	0030-02-103-003-02	559
2	2002029431/9/2022	Property Registration- Registration Fees	0030-03-104-001-16	189
<b>Total</b>				<b>748</b>

**IN WORDS: SEVEN HUNDRED FORTY EIGHT ONLY.**

## Major Information of the Deed

Deed No :	I-1523-12200/2022	Date of Registration	27/07/2022
Query No / Year	1523-2002029431/2022	Office where deed is registered	
Query Date	05/07/2022 12:01:06 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	RAJU GURIA Village - Naul, Thana : Shyampur, District : Howrah, WEST BENGAL, PIN - 711312, Mobile No. : 7047365708, 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. 18,80,311/-	Rs. 37,82,430/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,13,493/- (Article:23)	Rs. 37,838/- (Article:A(1), E)		
Remarks			

### Apartment Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Pin Code : 700135

Sch No.	Mouza/Road Zone	Plot	Khatian	Floor Area (in Sq.Ft.)	Set Forth Value (in Rs.)	Market value (in Rs.)	Other Details
A1	Mouza: Ghuni LR - 3045	LR - 1579		Super Built-up Area: 989	15,80,311/-	34,71,390/-	Flat No: VIII 2C, Floor No: 2, Apartment Type: Flat/Apartment Residential Use , Floor Type: Tiles, Age of Flat: 0 Year, Block or Building Name/Number :VIII, Approach Road Width: 40 Ft. , Other Amenities: Lift Facility ,Swimming Pool ,Gymnasium, New Flat ,Status of Completion : Completed
A2	Mouza: Ghuni LR - 3045	LR - 1579		Area of Covered Garage: 135	3,00,000/-	3,11,040/-	, Apartment Type: Covered Garage Residential Use , Floor Type: Cemented, Age of Flat: 0 Year, Block or Building Name/Number :VIII, Approach Road Width: 40 Ft. , Other Amenities: Lift Facility ,Swimming Pool ,Gymnasium, New Flat ,Status of Completion : Completed

**Seller Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>ATAL PROPERTIES P LTD</b> 12C Pundit Madan Mohan Malaviya Sarani, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.: AAxxxxxx2H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	<b>GANBHRETE PROPERTIES LLP</b> 12C Pundit Madan Mohan Malaviya Sarani, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.: AAxxxxxx8J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	<b>MILAN PROPERTIES PRIVATE LIMITED</b> 8 Camac Street, City:- , P.O:- Circus Avenue, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.: AAxxxxxx0F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	<b>PS GROUP REALTY PRIVATE LIMITED</b> 1002, E M Bypass, Front Block, City:- , P.O:- Dhapa, P.S:-Tangra, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 , PAN No.: AAxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	<b>CALICO TIE UP PRIVATE LIMITED</b> P-17A, CIT Scheme No. XIVIII, Flat G-2, City:- , P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.: AAxxxxxx3E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
6	<b>KASAUTI VYAPAAR PRIVATE LIMITED</b> 12C Pundit Madan Mohan Malaviya Sarani, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.: AAxxxxxx6F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
7	<b>KAVERI VANIJYA PRIVATE LIMITED</b> 12C Pundit Madan Mohan Malaviya Sarani, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.: AAxxxxxx8R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
8	<b>SREOME BUILDERS PRIVATE LIMITED</b> 1002, E M Bypass, Front Block, City:- , P.O:- Dhapa, P.S:-Tangra, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 , PAN No.: AAxxxxxx0M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
9	<b>P S ADVERTISING &amp; MARKETING PRIVATE LIMITED</b> 12C Pundit Madan Mohan Malaviya Sarani, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.: AAxxxxxx9L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
10	<b>GOLDEN HOME DEVELOPERS PRIVATE LIMITED</b> 12C Pundit Madan Mohan Malaviya Sarani, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.: AAxxxxxx7H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
11	<b>P S NIRMAN PRIVATE LIMITED</b> 1002, E M Bypass, Front Block, City:- , P.O:- Dhapa, P.S:-Tangra, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 , PAN No.: AAxxxxxx3G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
12	<b>K.C. MANUFACTURERS INDIA PRIVATE LIMITED</b> 12C Pundit Madan Mohan Malaviya Sarani, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.: AAxxxxxx4R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
13	<b>MANJUSHREE PROPERTIES PRIVATE LIMITED</b> 12C Pundit Madan Mohan Malaviya Sarani, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.: AAxxxxxx7M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

14	<b>P S APARTMENTS PRIVATE LIMITED</b> 12C Pundit Madan Mohan Malaviya Sarani, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.: AAxxxxxx4A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
15	<b>SANCHETI PROJECTS PRIVATE LIMITED</b> 8 Camac Street, City:- , P.O:- Circus Avenue, P.S:-Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 , PAN No.: AAxxxxxx1D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
16	<b>S N ALLOYS PRIVATE LIMITED</b> 8 Camac Street, City:- , P.O:- Circus Avenue, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.: AAxxxxxx2F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
17	<b>SUMIT QUALITY MARBLES PRIVATE LIMITED</b> 12C Pundit Madan Mohan Malaviya Sarani, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.: AAxxxxxx1D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
18	<b>GAUTAMAYA PROPERTIES LLP</b> 12C Pundit Madan Mohan Malaviya Sarani, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.: AAxxxxxx9F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
19	<b>ABINANDAN MERCHANTS PRIVATE LIMITED</b> P-17A, CIT Scheme No. XIVIII, Flat G-2, City:- , P.O:- BALLYGUNGE, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.: AAxxxxxx1E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
20	<b>MAHABALESWAR DISTRIBUTORS PRIVATE LIMITED</b> 8 Camac Street, City:- , P.O:- CIRCUS AVENUE, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.: AAxxxxxx3R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
21	<b>PS GROUP REALTY PRIVATE LIMITED</b> 1002, E M Bypass, Front Block, City:- , P.O:- Dhapa, P.S:-Tangra, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 , PAN No.: AAxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

#### Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr NIRMALYA BASU MAJUMDAR</b> Son of Mr. Uday Basu Majumdar 280, Cipper Road, Konnagar,, City:- , P.O:- Konnagar, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712235 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AJxxxxxx6E, Aadhaar No: 97xxxxxxxx2213, Status :Individual, Executed by: Self, Date of Execution: 25/07/2022 , Admitted by: Self, Date of Admission: 25/07/2022 ,Place : Pvt. Residence

### Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr RADHE SHYAM PANCHARIA (Presentant )</b> Son of Bhanwarlal Pancharia 1/11, Arbinda Nagar, City:- , P.O:- Bijoygarh, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.: AExxxxxx5K, Aadhaar No: 67xxxxxxxx7035 Status : Representative, Representative of : ATAL PROPERTIES P LTD (as Constituted Attorney), GANBHRETE PROPERTIES LLP (as Constituted Attorney), MILAN PROPERTIES PRIVATE LIMITED (as Constituted Attorney), PS GROUP REALTY PRIVATE LIMITED (as Constituted Attorney), CALICO TIE UP PRIVATE LIMITED (as Constituted Attorney), KASAUTI VYAPAAR PRIVATE LIMITED (as Constituted Attorney), KAVERI VANIJYA PRIVATE LIMITED (as Constituted Attorney), SREOME BUILDERS PRIVATE LIMITED (as Constituted Attorney), P S ADVERTISING & MARKETING PRIVATE LIMITED (as Constituted Attorney), GOLDEN HOME DEVELOPERS PRIVATE LIMITED (as Constituted Attorney), P S NIRMAN PRIVATE LIMITED (as Constituted Attorney), K.C. MANUFACTURERS INDIA PRIVATE LIMITED (as Constituted Attorney), MANJUSHREE PROPERTIES PRIVATE LIMITED (as Constituted Attorney), P S APARTMENTS PRIVATE LIMITED (as Constituted Attorney), SANCHETI PROJECTS PRIVATE LIMITED (as Constituted Attorney), S N ALLOYS PRIVATE LIMITED (as Constituted Attorney), SUMIT QUALITY MARBLES PRIVATE LIMITED (as Constituted Attorney), GAUTAMAYA PROPERTIES LLP (as Constituted Attorney), ABINANDAN MERCHANTS PRIVATE LIMITED (as Constituted Attorney), MAHABALESWAR DISTRIBUTORS PRIVATE LIMITED (as Constituted Attorney), PS GROUP REALTY PRIVATE LIMITED (as Authorised Signatory)

### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Jayanta Pandit</b> Son of Mr Gourhari Pandit Chowhati, Netaji Block, City:- , P.O:- Chowhati, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149			

Identifier Of Mr RADHE SHYAM PANCHARIA, Mr NIRMALYA BASU MAJUMDAR

### Transfer of property for A1

Sl.No	From	To. with area (Name-Area)
1	ATAL PROPERTIES P LTD	Mr NIRMALYA BASU MAJUMDAR-47.095238 Sq Ft
2	GANBHRETE PROPERTIES LLP	Mr NIRMALYA BASU MAJUMDAR-47.095238 Sq Ft
3	MILAN PROPERTIES PRIVATE LIMITED	Mr NIRMALYA BASU MAJUMDAR-47.095238 Sq Ft
4	PS GROUP REALTY PRIVATE LIMITED	Mr NIRMALYA BASU MAJUMDAR-47.095238 Sq Ft
5	CALICO TIE UP PRIVATE LIMITED	Mr NIRMALYA BASU MAJUMDAR-47.095238 Sq Ft
6	KASAUTI VYAPAAR PRIVATE LIMITED	Mr NIRMALYA BASU MAJUMDAR-47.095238 Sq Ft
7	KAVERI VANIJYA PRIVATE LIMITED	Mr NIRMALYA BASU MAJUMDAR-47.095238 Sq Ft
8	SREOME BUILDERS PRIVATE LIMITED	Mr NIRMALYA BASU MAJUMDAR-47.095238 Sq Ft

9	P S ADVERTISING & MARKETING PRIVATE LIMITED	Mr NIRMALYA BASU MAJUMDAR-47.095238 Sq Ft
10	GOLDEN HOME DEVELOPERS PRIVATE LIMITED	Mr NIRMALYA BASU MAJUMDAR-47.095238 Sq Ft
11	P S NIRMAN PRIVATE LIMITED	Mr NIRMALYA BASU MAJUMDAR-47.095238 Sq Ft
12	K.C. MANUFACTURERS INDIA PRIVATE LIMITED	Mr NIRMALYA BASU MAJUMDAR-47.095238 Sq Ft
13	MANJUSHREE PROPERTIES PRIVATE LIMITED	Mr NIRMALYA BASU MAJUMDAR-47.095238 Sq Ft
14	P S APARTMENTS PRIVATE LIMITED	Mr NIRMALYA BASU MAJUMDAR-47.095238 Sq Ft
15	SANCHETI PROJECTS PRIVATE LIMITED	Mr NIRMALYA BASU MAJUMDAR-47.095238 Sq Ft
16	S N ALLOYS PRIVATE LIMITED	Mr NIRMALYA BASU MAJUMDAR-47.095238 Sq Ft
17	SUMIT QUALITY MARBLES PRIVATE LIMITED	Mr NIRMALYA BASU MAJUMDAR-47.095238 Sq Ft
18	GAUTAMAYA PROPERTIES LLP	Mr NIRMALYA BASU MAJUMDAR-47.095238 Sq Ft
19	ABINANDAN MERCHANTS PRIVATE LIMITED	Mr NIRMALYA BASU MAJUMDAR-47.095238 Sq Ft
20	MAHABALESWAR DISTRIBUTORS PRIVATE LIMITED	Mr NIRMALYA BASU MAJUMDAR-47.095238 Sq Ft
21	PS GROUP REALTY PRIVATE LIMITED	Mr NIRMALYA BASU MAJUMDAR-47.095238 Sq Ft

#### Transfer of property for A2

Sl.No	From	To. with area (Name-Area)
1	ATAL PROPERTIES P LTD	Mr NIRMALYA BASU MAJUMDAR-6.428571 Sq Ft
2	GANBHRETE PROPERTIES LLP	Mr NIRMALYA BASU MAJUMDAR-6.428571 Sq Ft
3	MILAN PROPERTIES PRIVATE LIMITED	Mr NIRMALYA BASU MAJUMDAR-6.428571 Sq Ft
4	PS GROUP REALTY PRIVATE LIMITED	Mr NIRMALYA BASU MAJUMDAR-6.428571 Sq Ft
5	CALICO TIE UP PRIVATE LIMITED	Mr NIRMALYA BASU MAJUMDAR-6.428571 Sq Ft
6	KASAUTI VYAPAAR PRIVATE LIMITED	Mr NIRMALYA BASU MAJUMDAR-6.428571 Sq Ft
7	KAVERI VANIJYA PRIVATE LIMITED	Mr NIRMALYA BASU MAJUMDAR-6.428571 Sq Ft
8	SREOME BUILDERS PRIVATE LIMITED	Mr NIRMALYA BASU MAJUMDAR-6.428571 Sq Ft
9	P S ADVERTISING & MARKETING PRIVATE LIMITED	Mr NIRMALYA BASU MAJUMDAR-6.428571 Sq Ft

10	GOLDEN HOME DEVELOPERS PRIVATE LIMITED	Mr NIRMALYA BASU MAJUMDAR-6.428571 Sq Ft
11	P S NIRMAN PRIVATE LIMITED	Mr NIRMALYA BASU MAJUMDAR-6.428571 Sq Ft
12	K.C. MANUFACTURERS INDIA PRIVATE LIMITED	Mr NIRMALYA BASU MAJUMDAR-6.428571 Sq Ft
13	MANJUSHREE PROPERTIES PRIVATE LIMITED	Mr NIRMALYA BASU MAJUMDAR-6.428571 Sq Ft
14	P S APARTMENTS PRIVATE LIMITED	Mr NIRMALYA BASU MAJUMDAR-6.428571 Sq Ft
15	SANCHETI PROJECTS PRIVATE LIMITED	Mr NIRMALYA BASU MAJUMDAR-6.428571 Sq Ft
16	S N ALLOYS PRIVATE LIMITED	Mr NIRMALYA BASU MAJUMDAR-6.428571 Sq Ft
17	SUMIT QUALITY MARBLES PRIVATE LIMITED	Mr NIRMALYA BASU MAJUMDAR-6.428571 Sq Ft
18	GAUTAMAYA PROPERTIES LLP	Mr NIRMALYA BASU MAJUMDAR-6.428571 Sq Ft
19	ABINANDAN MERCHANTS PRIVATE LIMITED	Mr NIRMALYA BASU MAJUMDAR-6.428571 Sq Ft
20	MAHABALESWAR DISTRIBUTORS PRIVATE LIMITED	Mr NIRMALYA BASU MAJUMDAR-6.428571 Sq Ft
21	PS GROUP REALTY PRIVATE LIMITED	Mr NIRMALYA BASU MAJUMDAR-6.428571 Sq Ft

**Endorsement For Deed Number : I - 152312200 / 2022**

**On 21-07-2022**

**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 37,82,430/-

*S. Basak*

**Sanjoy Basak  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
North 24-Parganas, West Bengal**

**On 25-07-2022**

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

Presented for registration at 15:35 hrs on 25-07-2022, at the Private residence by Mr RADHE SHYAM PANCHARIA

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

Execution is admitted on 25/07/2022 by Mr NIRMALYA BASU MAJUMDAR, Son of Mr Uday Basu Majumdar, 280, Criper Road, Konnagar,, P.O: Konnagar, Thana: Uttarpara, Hooghly, WEST BENGAL, India, PIN - 712235, by caste Hindu, by Profession Others

Indetified by Jayanta Pandit, , , Son of Mr Gourhari Pandit, Chowhati, Netaji Block, P.O: Chowhati, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by profession Service

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

Execution is admitted on 25-07-2022 by Mr RADHE SHYAM PANCHARIA, Authorised Signatory, PS GROUP REALTY PRIVATE LIMITED, 1002, E M Bypass, Front Block, City:- , P.O:- Dhapa, P.S:-Tangra, District:-South 24-Parganas, West Bengal, India, PIN:- 700105; Constituted Attorney, ATAL PROPERTIES P LTD, 12C Pundit Madan Mohan Malaviya Sarani, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020; Constituted Attorney, GANBHRETE PROPERTIES LLP, 12C Pundit Madan Mohan Malaviya Sarani, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020; Constituted Attorney, MILAN PROPERTIES PRIVATE LIMITED, 8 Camac Street, City:- , P.O:- Circus Avenue, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017; Constituted Attorney, PS GROUP REALTY PRIVATE LIMITED, 1002, E M Bypass, Front Block, City:- , P.O:- Dhapa, P.S:-Tangra, District:-South 24-Parganas, West Bengal, India, PIN:- 700105; Constituted Attorney, CALICO TIE UP PRIVATE LIMITED, P-17A, CIT Scheme No. XIVIII, Flat G-2, City:- , P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; Constituted Attorney, KASAUTI VYAPAAR PRIVATE LIMITED, 12C Pundit Madan Mohan Malaviya Sarani, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020; Constituted Attorney, KAVERI VANIJYA PRIVATE LIMITED, 12C Pundit Madan Mohan Malaviya Sarani, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020; Constituted Attorney, SREOME BUILDERS PRIVATE LIMITED, 1002, E M Bypass, Front Block, City:- , P.O:- Dhapa, P.S:-Tangra, District:-South 24-Parganas, West Bengal, India, PIN:- 700105; Constituted Attorney, P S ADVERTISING & MARKETING PRIVATE LIMITED, 12C Pundit Madan Mohan Malaviya Sarani, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020; Constituted Attorney, GOLDEN HOME DEVELOPERS PRIVATE LIMITED, 12C Pundit Madan Mohan Malaviya Sarani, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020; Constituted Attorney, P S NIRMAN PRIVATE LIMITED, 1002, E M Bypass, Front Block, City:- , P.O:- Dhapa, P.S:-Tangra, District:-South 24-Parganas, West Bengal, India, PIN:- 700105; Constituted Attorney, K.C. MANUFACTURERS INDIA PRIVATE LIMITED, 12C Pundit Madan Mohan Malaviya Sarani, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020; Constituted Attorney, MANJUSHREE PROPERTIES PRIVATE LIMITED, 12C Pundit Madan Mohan Malaviya Sarani, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020; Constituted Attorney, P S APARTMENTS PRIVATE LIMITED, 12C Pundit Madan Mohan Malaviya Sarani, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020; Constituted Attorney, SANCHETI PROJECTS PRIVATE LIMITED, 8 Camac Street, City:- , P.O:- Circus Avenue, P.S:-Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN:- 700017; Constituted Attorney, S N ALLOYS PRIVATE LIMITED, 8 Camac Street, City:- , P.O:- Circus Avenue, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017; Constituted Attorney, SUMIT QUALITY MARBLES PRIVATE LIMITED, 12C Pundit Madan Mohan Malaviya Sarani, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020; Constituted Attorney, GAUTAMAYA PROPERTIES LLP, 12C Pundit Madan Mohan Malaviya Sarani, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020; Constituted Attorney, ABINANDAN MERCHANTS PRIVATE LIMITED, P-17A, CIT Scheme No. XIVIII, Flat G-2, City:- , P.O:- BALLYGUNGE, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; Constituted Attorney, MAHABALESWAR DISTRIBUTORS PRIVATE LIMITED, 8 Camac Street, City:- , P.O:- CIRCUS AVENUE, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017

Identified by Jayanta Pandit, , Son of Mr Gourhari Pandit, Chowhati, Netaji Block, P.O: Chowhati, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by profession Service

*S. Basak*

**Sanjoy Basak**  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT

North 24-Parganas, West Bengal

26-07-2022

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 37,838/- ( A(1) = Rs 37,824/- ,E = Rs 14/- ) and Registration Fees paid by online = Rs 37,838/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 14/07/2022 3:47PM with Govt. Ref. No: 192022230073355668 on 14-07-2022, Amount Rs: 37,649/-, Bank:  
SBI EPay ( SBlePay), Ref. No. 3055989473226 on 14-07-2022, Head of Account 0030-03-104-001-16  
Online on 25/07/2022 2:28PM with Govt. Ref. No: 192022230081740988 on 25-07-2022, Amount Rs: 189/-, Bank:  
SBI EPay ( SBlePay), Ref. No. 1595829263530 on 25-07-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,13,493/- and Stamp Duty paid by online = Rs 1,13,483/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 14/07/2022 3:47PM with Govt. Ref. No: 192022230073355668 on 14-07-2022, Amount Rs: 1,12,924/-, Bank:  
SBI EPay ( SBlePay), Ref. No. 3055989473226 on 14-07-2022, Head of Account 0030-02-103-003-02  
Online on 25/07/2022 2:28PM with Govt. Ref. No: 192022230081740988 on 25-07-2022, Amount Rs: 559/-, Bank:  
SBI EPay ( SBlePay), Ref. No. 1595829263530 on 25-07-2022, Head of Account 0030-02-103-003-02

Sanjoy Basak  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. RAJARHAT**  
North 24-Parganas, West Bengal

On 27-07-2022

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

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

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,13,493/- and Stamp Duty paid by Stamp Rs 10/- Description of Stamp

1. Stamp: Type: Impressed, Serial no 34902, Amount: Rs.10/-, Date of Purchase: 23/02/2022, Vendor name: S Das

Sanjoy Basak  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. RAJARHAT**  
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2022, Page from 493074 to 493136

being No 152312200 for the year 2022.



Digitally signed by SANJOY BASAK  
Date: 2022.07.28 16:00:53 +05:30  
Reason: Digital Signing of Deed.

*S. Basak*

(Sanjoy Basak) 2022/07/28 04:00:53 PM  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. RAJARHAT**  
**West Bengal.**

(This document is digitally signed.)