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Certified that the document is admitted to registration. The signature Sheet / Sheet's and the endorsement Sheet's attached with this document's are the part of this document

Registrar U/S 7(2)
 District Sub Registrar II
 74 Pgs (N) Barasat

08 SEP 2017

THIS DEED OF CONVEYANCE made on 06th day of SEPTEMBER Two Thousand and Seventeen **BETWEEN SHRILAL SURENDRALAL HUF**, a joint hindu family working for gain at 70, Vivekanand Road, Police Station Girish Park, Post Office Beadon Street, Kolkata - 700006 (having PAN: AAEHS9382R) represented by

(Handwritten signatures and initials)

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Sl. No.....Date.....
Name.....
Add.....
AMT..... 100/-

PANKAJ SHROFF & CO.
4, Government Place (North)
Delta House, 5th Floor.
Kolkata - 700 001

Amit Kumar Aggarwal.
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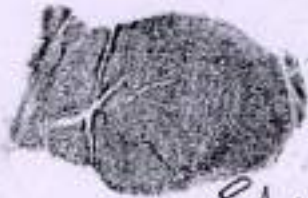
BALASHEET MISHRA IEP

Amit Kumar Aggarwal.

SC
SOUMITRA CHANUA
Licensed Stamp Vendor
Kolkata, India

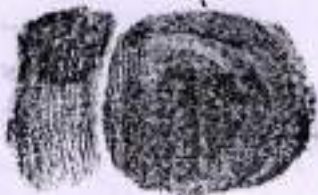
HARRINGTON TOWERS PVT. LTD.

Amit Kumar Aggarwal.
Director



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Shruti Lal Sanyal



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Arunish Mehta

Registrar (RS 7(2))
District Sub-Registrar II
22, Govt. Pl. Kolkata



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Arunish Mehta

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its karta **Shrilal Mehta** son of late Girdharilal Mehta residing at 4 Penn Road, Post Office and Police Station - Alipore, Kolkata - 700027 and constituting of he himself and its others co-parceners and/or members namely **(1a)** said **Shrilal Mehta** (having PAN: AEVPM8944G), **(1b)** **Avnish Mehta** son of Shri Shrilal Mehta (having PAN: ADUPM7991B), **(1c)** **Rajnish Mehta** son of Shri Shrilal Mehta (having PAN: ADUPM7992C), **(1d)** **(Smt.) Anupama Jha** wife of Sri Anil Jha and daughter of Shri Shrilal Mehta presently residing at 3181, Burlington Avenue, Lisle, Illinois - 60532, United States of America and having permanent place of residence at 4, Penn Road, Police Station and Post Office - Alipore, Kolkata - 700027 (having PAN: AEWPM7421B) represented by her brother said Sri Avnish Mehta as her constituted attorney appointed by a Power of Attorney dated September 13, 2015 notarised before Notary Public, State of Illinois, United States of America, **(1e)** **(Smt.) Rachna Sethi (nee Mehta)** wife of Sri Rahul Sethi and daughter of Shri Shrilal Mehta (having PAN: AETPM2328E), **(1f)** **Surendralal Mehta** son of late Girdharilal Mehta (having PAN: ^{AEARM587CC} ~~AEAPM5896E~~), **(1g)** **(Smt.) Mridula Mehta** wife of Shri Surendralal Mehta (having PAN: AGBPM4047Q), **(1h)** **Shishir Mehta** son of Shri Surendralal Mehta (having PAN: ADQPM9737M), **(1i)** **(Miss) Shipra Mehta** daughter of Shri Surendralal Mehta (having PAN: AFKPM4379M), **(1j)** **(Miss) Shailja Mehta** daughter of Shri Surendralal Mehta (having PAN: AFKPM4380A) **(1k)** **(Smt.) Mohita Mehta** wife of Shri Avnish Mehta (having PAN: ADLPM4276C), **(1l)** **(Miss) Chandana Mehta** daughter of Shri Avnish Mehta (having PAN: BRDPM0694R) represented by her father Shri Avnish Mehta as her constituted attorney, appointed by a Power of Attorney dated August 18, 2015 registered with the Additional Registrar of Assurance - III, Kolkata in Book - IV, Volume No.1903-2015, Pages 61490 to 61511, Being No.190304822 for the year 2015 **(1m)** **(Miss) Anjika Mehta**, a minor under the age of 18 years represented by her father and natural guardian Sri Avnish Mehta (having PAN: CUXPM9893G), **(1n)** **(Smt.) Vibha Mehta** wife of Shri Rajnish Mehta (having PAN: ADYPM7233Q), **(1o)** **(Master) Dhruv Mehta**, a minor under the age of 18 years represented by his father and natural guardian Shri Rajnish Mehta (having PAN: CUXPM9892H), **(1p)** **(Master) Rudra Mehta**, a minor under the age of 18 years represented by his father and natural guardian Shri Rajnish Mehta (having PAN: CUXPM9894B), **(1q)** **(Smt.) Amita Mehta** wife of Shri Shishir Mehta (having PAN: AHEPM3580E), **(1r)** **Ved Mehta** son of Shri Shishir Mehta (having PAN: CWBPM52013) and **(1s)** **(Master) Deep Mehta**, a minor under the age of 18 years represented by his father and natural guardian Shri Shishir Mehta (having PAN: CWBPM5216P) all numbered (1a)

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Rachsalathi



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Mridula Mehta



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Shikha Mehta



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to (1s) residing at 4 Penn Road, Police Station and Post Office - Alipore, Kolkata - 700027 (hereinafter referred to as "the **FIRST VENDOR**")

and

MADHAVLAL PRADEEPLAL HUF, a joint hindu family working for gain at 70 Vivekananda Road, Police Station - Girish Park, Post Office - Beadon Street, Kolkata - 700006 (having PAN: AACHM8833R) represented by its karta **Pradeeplal Mehta** son of late Madhavlal Mehta residing at 70 Vivekananda Road, Police Station - Girish Park, Post Office - Beadon Street, Kolkata - 700006 and constituting of he himself and its others co-parceners and/or members namely (2a) (Smt.) **Kanta Mehta** wife of late Madhavlal Mehta (having PAN: AEZPM1312E), (2b) said **Pradeeplal Mehta** (having PAN: AFEPM0881Q), (2c) (Smt.) **Sonam Mehta** wife of Shri Pradeeplal Mehta all numbered (2a) to (2c) residing at 70 Vivekananda Road, Police Station - Girish Park, Post Office - Beadon Street, Kolkata - 700006 (having PAN: AENPM3929F), (2d) **Nitesh Mehta** son of Shri Pradeeplal Mehta (having PAN: AMMPM6523G) (2e) **Sudeeplal Mehta** son of late Madhavlal Mehta (having PAN: ADZPM1125A), (2f) (Smt.) **Jahnvi Mehta** wife of Shri Sudeeplal Mehta (having PAN: AKCPM1577A), (2g) **Rohan Mehta** son of Shri Sudeeplal Mehta (having PAN: CUWPM5938F) and (2h) **Ishaan Mehta** son of Shri Sudeeplal Mehta (having PAN: CVIPM1456K) all numbered (2d) to (2h) presently residing at 941E Kaibab Place, Chandler Arizona 85249 USA and having permanent residence at 70 Vivekananda Road, Police station - Girish Park, Post Office - Beadon Street, Kolkata - 700006 and they all five represented by the said Pradeeplal Mehta as their constituted attorney, appointed by a Power of Attorney dated July 20, 2015 registered with the Additional Registrar of Assurance - III, Kolkata in Book - IV, Volume No. 1903-2015, Pages 32400 to 32426, Being No.190303998 for the year 2015, hereinafter referred to as "the **SECOND VENDOR**")

and

MANOJ MEHTA HUF, working for gain at 70, Vivekananda Road, Police Station - Girish Park, Post Office - Beadon Street, Kolkata - 700006 (having PAN: AAKHM5747E) represented by its karta **Manoj Mehta** son of Sri Gourilal Mehta residing at 70 Vivekananda Road, Police Station - Girish Park, Post Office - Beadon Street, Kolkata - 700006 and constituting of he himself and its others co-parceners and/or members namely (3a) said **Manoj Mehta** (having PAN: AHKPM6196J), (3b) (Smt.) **Hema Mehta** wife of Shri Manoj Mehta (having PAN: AITPM2705R), (3c) (Miss) **Aishwarya Mehta** daughter of Shri Manoj Mehta (having PAN: CEWPM7332F), (3d) (Miss) **Urvashi Mehta** daughter of Shri Manoj Mehta (having PAN: CUWPM6302D) and numbered (3a) to (3d) residing at 70 Vivekananda Road,



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Shantija Mehta



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Hebte Hehte



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Vibha



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Hebte Hehte



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U Mehta



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U Mehta



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Police Station - Girish Park, Post Office - Beadon Street, Kolkata - 700006
(hereinafter referred to as "the **THIRD VENDOR**")

and

MADHUP MEHTA HUF, working for gain at 70, Vivekanand Road, Post Office - Beadon Street, Police Station - Girish Park, Kolkata - 700006 (having PAN: AAMHM6540F) represented by its karta **Madhup Mehta** son of Shri Gourilal Mehta residing at 70 Vivekananda Road, Police Station - Girish Park, Post Office - Beadon Street, Kolkata - 700006 and constituting of he himself and its others co-parceners and/or members namely **(4a)** said **Madhup Mehta** (having PAN: AEYPM0643K), **(4b) (Smt.) Amita Mehta** wife of Shri Madhup Mehta presently residing at 301, Rushabh Building, Junction of 8th and 10th Road, Khar West, Mumbai - 400052 and having permanent residence at 70 Vivekananda Road, Police Station - Girish Park, Post Office Beadon Street, Kolkata - 700006 (having PAN: AITPM2706N) represented by her husband Shri Madhup Mehta as her constituted attorney, appointed by a Power of Attorney dated September 16, 2015 registered with the Sub-Registrar, Andheri No 3, Mumbai Suburban District Bandra in Book - IV, vide Deed No. 8186 for the year 2015 and **(4c) Yash Mehta** son of Shri Madhup Mehta presently residing at 301, Rushabh Building, Junction of 8th and 10th Road, Khar West, Mumbai - 400052 and having permanent residence at 70 Vivekananda Road, Police Station - Girish Park, Post Office Beadon Street, Kolkata - 700006 (having PAN: CKYPM5440C) represented by his father Shri Madhup Mehta as his constituted attorney, appointed by a Power of Attorney dated September 16, 2015 registered with the Sub-Registrar, Andheri No 3, Mumbai Suburban District Bandra in Book - IV, vide Deed No. 8185, for the year 2015 (hereinafter referred to as "the **FOURTH VENDOR**")

and

DAMODARLAL MEHTA HUF, working for gain at 70, Vivekananda Road, Police Station - Girish Park, Post Office - Beadon Street, Kolkata - 700006 (having PAN: AAEHD1603G) represented by its karta **Basant Mehta** son of late Damodaral Mehta presently residing at 978 Hunt Club Blvd Auburn Hills, Michigan, United states of America and having permanent residence at 70 Vivekananda Road, Police Station - Girish Park, Post Office - Beadon Street, Kolkata - 700006 who has appointed his cousin said Shri Manoj Mehta to represent him as his constituted attorney by a Power of Attorney dated July 14, 2015 notarised before Notary Public, Michigan, Oakland County, United States of America and constituting of he himself and its others co-parceners and/or members namely **(5a)** said **Basant Mehta** (having PAN: AFEPM6175M) represented by his cousin said Shri Manoj Mehta as his

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Lakshmi Jindal



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Sanjay Arora

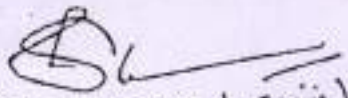


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Kamlesh Arora

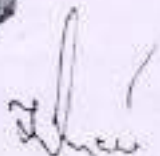


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S. 
(SHANKAR LAL MEHTA)



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(KESHAVLAL MEHTA)

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constituted attorney, appointed by a Power of Attorney dated July 14, 2015 notarised before Notary Public, Michigan, Oakland County, United States of America, **(5b) (Smt.) Veena Mehta** wife of late Damodarlal Mehta presently residing at A-8/17, Vasant Vihar, New Delhi - 110057 and having permanent residence at 70 Vivekananda Road, Police Station - Girish Park, Post Office - Beadon Street, Kolkata - 700006 (having PAN: ADUPM9805A) represented by her nephew-in-law said Shri Manoj Mehta as her constituted attorney, appointed by a Power of Attorney dated July 30, 2015 registered with the Sub-Registrar - IX, Delhi in Book - IV, Volume No. 1802, Pages 62 to 64 Being No. 1533 for the year 2015, **(5c) (Smt.) Jayshree Mehta** wife of Shri Basant Mehta (having PAN: AETPM2320N) represented by her cousin brother in law said Shri Manoj Mehta as her constituted attorney, appointed by a Power of Attorney dated July 14, 2015 notarised before Notary Public, Michigan, Oakland County, United States of America, **(5d) (Miss) Avani Mehta** daughter of Shri Basant Mehta (having PAN: CWAPM0966M) represented by her cousin uncle said Shri Manoj Mehta as her constituted attorney, appointed by a Power of Attorney dated July 14, 2015 notarised before Notary Public, Michigan, Oakland County, United States of America, and **(5e) (Miss) Tanya Mehta** daughter of Shri Basant Mehta (having PAN: CWAPM0967M) represented by her cousin uncle said Shri Manoj Mehta as her constituted attorney, appointed by a Power of Attorney dated July 14, 2015 notarised before Notary Public, Michigan, Oakland County, United States of America and all numbered (5c) to (5e) presently residing at 978 Hunt Club Blvd Auburn Hills, Michigan, United states of America and having permanent residence at 70 Vivekananda Road, Police Station - Girish Park, Post Office - Beadon Street, Kolkata - 700006 (hereinafter referred to as "the **FIFTH VENDOR**")

and

SHANKARLAL MEHTA HUF, working for gain at 70 Vivekananda Road, Police Station - Girish Park, Post Office - Beadon Street, Kolkata - 700006 (having PAN: AATHS3795R) represented by its karta **Shankarlal Mehta** son of late Harilal Mehta residing at 6 Ritchie Road, Police Station and Post Office - Ballygunge, Kolkata - 700019 and constituting of he himself and its others co-parceners and/or members namely **(6a)** said **Shankarlal Mehta** (having PAN: AEMPM6230L), **(6b) (Smt.) Rajni Mehta** wife of Shri Shankarlal Mehta residing at 6 Ritchie Road, Police Station and Post Office - Ballygunge, Kolkata - 700019 (having PAN: AHDPM9923C) **(6c) Shashank Mehta** son of Shri Shankarlal Mehta residing at 6 Ritchie Road, Police Station and Post Office - Ballygunge, Kolkata - 700019 (having PAN: AHCPM2488D) **(6d) (Miss) Smita Mehta** daughter of Shri Shankarlal Mehta residing at Victorian



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Tejash
(Tejas Mehta)



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Manish
Mehta



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Avenue Apartments, Block -3, 1st Floor, Flat-311, 6th D Main, 13th Cross, Indiranagar, Bangalore - 560008 and having permanent residing at 6, Ritchie Road, Post Office and Police Station - Ballygunge, Kolkata - 700019 (having PAN: AEUPM4108F) represented by her father Shri Shankarlal Mehta as her constituted attorney, appointed by a Power of Attorney dated June 13, 2016 registered with the Additional Registrar of Assurance-III, Kolkata in Book-IV, Volume No. 1903-2016, Pages 85932 to 85949, Being No. 190303554 for the year 2016, **(6e) (Miss) Swati Mehta** daughter of Shri Shankarlal Mehta residing at Victorian Avenue Apartments, Block -3, 1st Floor, Flat-311, 6th D Main, Indiranagar, Bangalore - 560008 and having permanent residence at 6, Ritchie Road, Police Station and Post Office - Ballygunge, Kolkata - 700019 (having PAN: APQPM3108L) represented by her father Shri Shankarlal Mehta as her constituted attorney, appointed by a Power of Attorney dated July 7, 2015 registered with the Additional Registrar of Assurance - III, Kolkata in Book - IV, Volume No. 1903-2015, Pages 29663 to 29686, Being No. 190303833 for the year 2015, **(6f) (Smt.) Shikha Mehta** wife of Shri Shashank Mehta (having PAN: ACNPN0694A), **(6g) (Miss) Tanvi Mehta**, a minor under the age of 18 years (having PAN: CURPM9659Q) represented by her father and natural guardian said Shri Shashank Mehta and **(6h) (Miss) Vachi Mehta**, a minor under the age of 18 years (having PAN: CURPM9657A) represented by her father and natural guardian said Shri Shashank Mehta all numbered (6f) to (6h) residing at 6, Ritchie Road, Police Station and Post Office - Ballygunge, Kolkata - 700019 (hereinafter referred to as "the **SIXTH VENDOR**")

and

KESHAVLAL MEHTA HUF, working for gain at 70 Vivekananda Road, Post Office - Beadon Street; Police Station - Girish Park, Kolkata - 700006 (having PAN: AAIHK2006E) represented by its karta **Keshavlal Mehta** son of late Harilal Mehta residing at 70 Vivekananda Road, Police Station - Girish Park, Post Office - Beadon Street, Kolkata - 700006 and constituting of he himself and its others co-parceners and/or members namely **(7a) said Keshavlal Mehta** (having PAN: ADRPM0665M), **(7b) (Smt.) Bharti Mehta** wife of Shri Keshavlal Mehta residing at 70 Vivekananda Road, Police Station - Girish Park, Post Office - Beadon Street, Kolkata - 700006 (having PAN: AHCPM2489C), **(7c) Tejas Mehta** son of Shri Keshavlal Mehta residing at 70 Vivekananda Road, Police Station - Girish Park, Post Office - Beadon Street, Kolkata - 700006 (having PAN: AZZPM8028N) and **(7d) (Smt.) Medha Sethi** wife of Sri Gagan Sethi and daughter of Shri Keshavlal Mehta residing at Peace Valley, C Wing, Flat No. C-406, Pimple Saudagar, Pune - 411027 and having permanent residence at 70, Vivekananda Road, Police Station - Girish Park, Post



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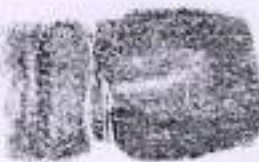
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Hema Tekla



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Ashwarya Mehta



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Amashi Mehta



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Office - Beadon Street, Kolkata - 700006 (having PAN: AIQPM3202Q) represented by her father Keshavial Mehta, appointed by a Power of Attorney dated June 11, 2015 registered with the Additional District Sub-Registrar, Cossipore Dumdum, District North 24 Parganas in Book - IV, Volume No. 1506-2015, Pages 2170 to 2193, Being No. 150600577 for the year 2015 hereinafter referred to as "the **SEVENTH VENDOR**")

and

all the abovementioned the First Vendor to the Seventh Vendor (i.e., the First Vendor, the Second Vendor, the Third Vendor, the Fourth Vendor, the Fifth Vendor, the Sixth Vendor and the Seventh Vendor hereto namely Shrilal Surendralal HUF, Madhavial Pradeeplal HUF, Manoj Mehta HUF, Madhup Mehta HUF, Damodaral Mehta HUF, Shankarial Mehta HUF and Keshavial Mehta HUF respectively) are 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 and each of their respective coparceners and/or members for the time being their and each of their respective heirs legal representatives executors and administrators) of the **FIRST PART**

A N D

(1) **GOURILAL MEHTA** son of late Govindial Mehta (having PAN: AEAPM5897D) and (2) (SMT.) **LAXMI MEHTA** wife of late Harilal Mehta (having PAN: AHPPM0907L) both residing at 70 Vivekanand Road, Police Station - Girish Park, Post Office - Beadon Street, Kolkata - 700006 hereinafter jointly referred to as "the **CONFIRMING PARTIES**" (which term or expression shall unless excluded by or repugnant to the subject or context shall mean and include their and each of their respective heirs legal representatives executors and administrators) of the **SECOND PART**

A N D

(1) **BALAJI AWAS NIRMAN PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at 37A, Jadu Nath Dey Road, Kolkata - 700012 Police Station - Bowbazar, Post Office- Bowbazar (having PAN: AABC84341H and CIN: U45201WB1990PTC049728) represented by its Director Mr. Ratan Kumar Agarwal son of late Ram Gopal Agarwal residing at 4, Ho-Chi-Minh Sarani, Police Station- Shakespeare Sarani, Post Office- Middleton Row, Kolkata - 700071 (having DIN: 00512018 and PAN: ACJPA9996L), (2) **HARRINGTON TOWERS PRIVATE LIMITED**, a Company incorporated under the provisions of Companies Act, 1956 having its registered office at 37A, Jadu Nath Dey Road,



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Hemant Kumar Agarwal



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Abhinav Agarwal



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Suman Agarwal



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Khushboo Agarwal



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Kalyani Agarwal



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Sudha Agarwal



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Kolkata - 700012 Police Station - Bowbazar, Post Office - Bowbazar (having PAN: AABCH4013N and CIN: U65922WB1991PTC051673) represented by its Director Mr. Anil Kumar Agarwal son of late Ram Gopal Agarwal residing at 4, Ho-Chi-Minh Sarani, Police Station - Shakespeare Sarani, Post Office - Middleton Row, Kolkata - 700071 (having DIN: 00512044 and PAN: ACJPA9998E), **(3) SAWARIA ENCLAVE LLP**, a Limited Liability Partnership registered under the provisions of the Limited Liability Partnership Act, 2008 having its Registered Office at 37A, Jadu Nath Dey Road, Kolkata - 700012 Police Station - Bowbazar, Post Office - Bowbazar (having PAN: ACVFS9177P and LLPIN: AAE-4409) represented by its Designated Partner Sri Ashok Kumar Agarwal son of late Ram Gopal Agarwal residing at 4, Ho-Chi-Minh Sarani, Police Station - Shakespeare Sarani, Post Office - Middleton Row, Kolkata - 700071 (having DIN: 00511989 and PAN: ACUPA2472J), **(4) DOMESTIC INFRACON LLP**, a Limited Liability Partnership registered under the provisions of the Limited Liability Partnership Act, 2008 having its Registered Office at Flat 10A, 10th Floor, 4, Ho-Chi-Minh Sarani, Police Station - Shakespeare Sarani, Post Office - Middleton Row, Kolkata - 700071, (having PAN: AALFD4845M and LLPIN: AAE-4400) represented by its Designated Partner Smt. Suman Agarwal wife of Sri Ratan Kumar Agarwal residing at 4, Ho-Chi-Minh Sarani, Police Station - Shakespeare Sarani, Post Office - Middleton Row, Kolkata - 700071 (having DIN: 00512078 and PAN: ACXPA9637Q), **(5) MONTEC REALTORS LLP**, a Limited Liability Partnership registered under the provisions of the Limited Liability Partnership Act, 2008 having its Registered Office at Flat 9D, 9th Floor, 4 Ho-Chi-Minh Sarani, Police Station - Shakespeare Sarani, Post Office - Middleton Row, Kolkata - 700071 (having PAN: ABBFM0816C and LLPIN: AAE-4406) represented by its Designated Partner Miss Khusboo Agarwal daughter of Sri Ashok Kumar Agarwal residing at 4, Ho-Chi-Minh Sarani, Police Station- Shakespeare Sarani, Post Office - Middleton Row, Kolkata - 700071 (having DIN: 07241604 and PAN: AVAPA9278M), **(6) GREENSPOT BUILDERS LLP**, a Limited Liability Partnership registered under the provisions of the Limited Liability Partnership Act, 2008 having its Registered Office at 37A, Jadu Nath Dey Road, Police Station - Bowbazar, Post Office - Bowbazar, Kolkata - 700012 (having PAN: AAOFG5898A and LLPIN: AAE-4401) represented by its Designated Partner Smt. Kalyani Agarwal wife of Sri Anil Kumar Agarwal residing at 4, Ho-Chi-Minh Sarani, Police Station - Shakespeare Sarani, Post Office - Middleton Row, Kolkata - 700071 (having DIN: 00512105 and PAN: ACVPA7439G), **(7) HARRINGTON REALTORS LLP**, a Limited Liability Partnership registered under the provisions of Limited Liability Partnership Act, 2008 having its Registered Office at 4th Floor, 4/3, Ho-Chi-Minh Sarani, Police Station - Shakespeare Sarani, Post Office -



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Siddhant



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Rudesh Agarwal



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Arvind Singh



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K.C. Khawat



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S.L. Bhanushali



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Sheshank Bhatnagar



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Charitra Kumari



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Middleton Row, Kolkata - 700071 (having PAN: AAIFH7996N and LLPIN: AAE-4404) represented by its Designated Partner Smt. Sudha Devi Agarwal wife of Sri Ashok Kumar Agarwal residing at 4, Ho-Chi-Minh Sarani, Police Station - Shakespeare Sarani, Post Office - Middleton Row, Kolkata - 700071 (having DIN: 00512061 and PAN: ACZPA0026H), **(8) SHYAMLEEN HOUSING DEVELOPERS LLP**, a Limited Liability Partnership registered under the provisions of the Limited Liability Partnership Act, 2008 having its Registered Office at Flat 9C, 9th Floor, 4 Ho-Chi-Minh Sarani, Police Station - Shakespeare Sarani, Post Office - Middleton Row, Kolkata - 700071 (having PAN: ACVFS9176N and LLPIN: AAE-4399) represented by its Designated Partner Sri Siddhant Agarwal son of Sri Anil Kumar Agarwal residing at 4, Ho-Chi-Minh Sarani, Police Station - Shakespeare Sarani, Post Office - Middleton Row, Kolkata - 700071 (having DIN: 07242688 and PAN: BMKPA6302E), **(9) SAWANKA DEVELOPERS LLP**, a Limited Liability Partnership registered under the provisions of Limited Liability Partnership Act, 2008 and having its Registered Office at Gr. Floor, 4 Ho-Chi-Minh Sarani, Police Station - Shakespeare Sarani, Post Office - Middleton Row, Kolkata - 700071 (having PAN: ACVFS9175R and LLPIN:AAE-4408) represented by its Designated Partner Sri Ratan Kumar Agarwal son of Late Ram Gopal Agarwal residing at 4, Ho-Chi-Minh Sarani, Police Station - Shakespeare Sarani, Post Office - Middleton Row, Kolkata - 700071 (having DIN: 00512018 and PAN: ACJPA9996L), **(10) PROTEX DEVELOPERS OPC PRIVATE LIMITED**, a Company within the meaning of the Companies Act, 2013 and having its Registered Office at 4, Ho-Chi-Minh Sarani, Police Station - Shakespeare Sarani, Post Office - Middleton Row, Kolkata - 700071 (having PAN: AAICP2058A and CIN: U70102WB20150PC207192) represented by its Director said Sri Rudresh Agarwal son of Shri Ratan Kumar Agarwal (having DIN: 07241615 and PAN: BBFPA0246M), **(11) CROSSLAND SERVICES PRIVATE LIMITED**, a Company within the meaning of the Companies Act, 2013 having its Registered Office at 4, Ho-Chi-Minh Sarani, Police Station - Shakespeare Sarani, Post Office - Middleton Row, Kolkata - 700071 (having PAN: AACCC9965H and CIN:U45200WB2007PTC112488), represented by its Director Shri Rajesh Singh son of Late Shivmuni Singh residing at 17, Shakespeare Sarani, Police Station - Shakespeare Sarani, Post Office - Middleton Row, Kolkata - 700071 (having DIN: 02006916 and PAN: ANHPS8397L), **(12) BALASHREE NIRMAN LLP**, a Limited Liability Partnership registered under the provisions of the Limited Liability Partnership Act, 2008 and having its Registered Office at 37A, Jadu Nath Dey Road, Police Station - Bowbazar, Post Office - Bowbazar, Kolkata - 700012, (having PAN: AAPFB3999L and LLPIN: AAE-5288) represented by its Designated Partner said Shri Anil Kumar Agarwal son of Late Ram Gopal Agarwal



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(having DIN: 00512044 and PAN: ACJPA9998E), **(13) DEVMATA INFRASTRUCTURE LLP**, a Limited Liability Partnership registered under the provisions of the Limited Liability Partnership Act, 2008 having its Registered Office at 4, Ho-Chi-Minh Sarani, Flat 9C & 9D, Police Station - Shakespeare Sarani, Post Office - Middleton Row, Kolkata - 700071 (having PAN: AALFD5513A and LLPIN: AAE-5283) represented by its Designated Partner said Smt. Kalyani Agarwal wife of Shri Anil Kumar Agarwal (having DIN: 00512105 and PAN: ACVPA7439G), **(14) DIBYAJYOTI REALCON LLP**, a Limited Liability Partnership registered under the provisions of the Limited Liability Partnership Act, 2008 having its Registered Office at 4, Ho-Chi-Minh Sarani, Flat 9C & 9D, Police Station - Shakespeare Sarani, Post Office - Middleton Row, Kolkata - 700071 (having PAN: AALFD5512B and LLPIN: AAE-5286), represented by its Designated Partner said Smt. Sudha Agarwal Wife of Sri Ashok Kumar Agarwal (having DIN: 00512061 and PAN: ACZPA0026H), **(15) EVERNICE BUILDERS LLP**, a Limited Liability Partnership registered under the provisions of the Limited Liability Partnership Act, 2008 having its Registered Office at 4 Ho-Chi-Minh Sarani, Police station - Shakespeare Sarani, Post Office - Middleton Row, Kolkata - 700071 (having PAN: AAFFE3822Kand LLPIN: AAE-5284) represented by its Designated Partner said Sri Rudresh Agarwal son of Sri Ratan Kumar Agarwal (having DIN: 07241615 and PAN: BBFPA0246M), **(16) SHIVYOGI INFRASTRUCTURE LLP**, a Limited Liability Partnership registered under the provisions of the Limited Liability Partnership Act, 2008 having its Registered Office at 4 Ho-Chi-Minh Sarani, Police station - Shakespeare Sarani, Post Office - Middleton Row, Kolkata - 700071 (having PAN: ACWFS3548P and LLPIN: AAE-5285) represented by its Designated Partner said Shri Ashok Kumar Agarwal son of Late Ram Gopal Agarwal (having DIN: 00511989 and PAN: ACUPA2472), **(17) SWASTIK PROJECTS PRIVATE LIMITED**, a Company incorporated under the provisions of the Companies Act, 1956 having its Registered Office at 12, Shakespeare Sarani, Police Station - Shakespeare Sarani, Post Office - Middleton Street, Kolkata - 700071 (having PAN: AADCS7205D and CIN: U70101WB1985PTC038535) represented by its Director Mr. Kiran Chand Lunawat son of late P. C. Lunawat residing at 12, Shakespeare Sarani, Police Station - Shakespeare Sarani, Post Office - Middleton Row, Kolkata - 700071 (having DIN: 00932845 and PAN: ABBPL2378Q), **(18) SPPL DEVELOPERS LLP**, a Limited Liability Partnership registered under the provisions of the Limited Liability Partnership Act, 2008 having its Registered Office at 12, Shakespeare Sarani, Police Station - Shakespeare Sarani, Post Office - Middleton Street, Kolkata - 700071 (having PAN: ACVFS6928E and LLPIN: AAE-3357) represented by its Designated



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partner Mr. Shanti Lal Bhansali son of Sri As Karan Bhansali residing at 195/1/1, Mahatma Gandhi Road, Police Station - Burrabazar, Post Office - Burrabazar, Kolkata - 700007, (having DIN: 00384137 AND PAN: ADAPB9870A), **(19) KUNAL HOUSING DEVELOPMENT PRIVATE LIMITED**, a Company incorporated under the provisions of the Companies Act, 1956 having Registered Office at 75, Pandit Madan Mohan Malaviya Sarani, Police Station - Ballygunge, Post Office - Elgin Road, Kolkata - 700020 (having PAN: AABCK1601R and CIN: U70101WB1991PTC051438) represented by its Director Mr. Shashank Bothra son of Shri G. C. Bothra residing at 1002, Jessore Road, Police Station - Lake Town, Post Office - Lake Town, Kolkata - 700055 (having DIN: 00384311 and PAN: AKSPB8550A), **(20) NEPTUNE FINANCE (INDIA) LIMITED**, a company incorporated under the provisions of the Companies Act, 1956 having its Registered Office at 13/1, Promothesh Barua Sarani, Police Station - Ballygunge, Post Office - Ballygunge, Kolkata - 700019 (having PAN: AAACN9855H and CIN: U67190WB1994PLC063701) represented by its Director said Mr. Kiran Chand Lunawat son of late P. C. Lunawat (having DIN: 00932845 and PAN: ABBPL2378Q), **(21) PADMA MERCANTILES PRIVATE LIMITED**, a company incorporated under the provisions of the companies Act, 1956 having its Registered Office at RA-4, Inderpuri, Police Station - Inderpuri, Post Office - Inderpuri, New Delhi - 110012 (having PAN: AABCP5412H and CIN: U74899DL1987PTC027784) represented by its Director said Mr. Shanti Lal Bhansali son of Sri As Karan Bhansali (having DIN: 00384137 PAN: ADAPB9870A), **(22) WELWORTH CAPITAL MARKET LIMITED**, a Company incorporated under the provisions of the Companies Act, 1956 having its Registered Office at 46A/1, Biplabi Barin Ghosh Sarani, Police Station - Manicktala, Post Office - Phulbagan, Kolkata - 700054 (having PAN: AAACW2384E and CIN: U67120WB1995PLC067896) represented by its Director Mrs. Champa Lunawat wife of Mr. Kiran Chand Lunawat residing at 12, Shakespeare Sarani, Police Station - Shakespeare Sarani, Post Office - Middleton Row, Kolkata - 700071 (having DIN: 00384270 and PAN: ABAPL2378Q), **(23) HOLYTEX CARPETS PRIVATE LIMITED**, a company incorporated under the provisions of Companies Act, 1956 having Registered Office at 5, Russell Street, Police Station - Shakespeare Sarani, Post Office - Middleton Row, Kolkata - 700071 (having PAN: AAACH8182K CIN: U17222WB1995PTC071592) represented by its Director said Mr. Kiran Chand Lunawat son of late P.C. Lunawat (having DIN: 00932845 and PAN: ABBPL2379Q), **(24) DHANBRIDHI TRADERS PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956 having its Registered Office at 105, Park Street, Police Station - Park Street, Post Office - Park Street, Kolkata - 700016 (having PAN: AABCD0935D and CIN: U51109WB1995PTC075229) represented by its

Director Mr. Rachit Agarwal son of late Vijay Kumar Agarwal residing at 97, Tollygunge Circular Road, Post Office - New Alipore, Police Station - New Alipore, Kolkata - 700053 (having DIN: 01943820 and PAN: AFRPA2182H), **(25) UNIWORTH REALTOR PRIVATE LIMITED**, a company incorporated under the provisions of Companies Act, 1956 having its Registered Office 562, S. N. Roy Road, Post Office - Shahpur, Police Station - New Alipore, Kolkata - 700038 (having PAN: AABCU1178K and CIN: U45400WB2009PTC138129) represented by its Director Mr. Kunal Lunawat son of Sri Kiran Chand Lunawat residing at 12 Shakespeare Sarani, Police Station - Shakespeare Sarani, Post Office - Middleton Row, Kolkata - 700071 (having DIN: 07249107 and PAN: ACTPL1876E), **(26) DREAM VINIMAY PRIVATE LIMITED**, a company incorporated under the provisions of Companies Act, 1956 having its Registered Office at 234/3A, A. J. C. Bose Road, Police Station - Bhowanipore, Post Office - Elgin Road, Kolkata - 700020 (having PAN: AADCD0928Q and CIN: U51109WB2008PTC123435) represented by its Director Mr. Sanjay Kumar Agarwal son of late Ram Pratap Agarwal residing at 97, Tollygunge Circular Road, Police Station - New Alipore, Post Office - New Alipore, Kolkata - 700053 (having DIN: 00472681 and PAN: ADCPA9854F), **(27) SARANYA TEXTILES PRIVATE LIMITED**, a company incorporated under the provisions of Companies Act, 1956 having its Registered Office at 95, Marine Drive, Parijat Building, 'G' Road, Police Station - Marine Lines, Post Office - Kalbadevi, Mumbai - 400002 (having PAN: AAEC57500E and CIN: U17110MH1999PTC119115) represented by its Director Mr. Kamlesh Agarwal son of late Shyamlal Agarwal residing at P-547, Block 'N', P.O. and P.S. New Alipore, Kolkata - 700053 (having DIN: 00384350 and PAN: ADCPA9884D) and **(28) SAHARSH REAL ESTATES LLP**, a Limited Liability Partnership registered under the provisions of the Limited Liability Partnership Act, 2008 having its Registered Office at 105, Part Street, Police Station - Part Street, Post Office - Part Street, Kolkata - 700016 (having PAN : ADBF55380F and LLPIN: AAG-2262) represented by its Designated Partner said Mr. Shanti Lal Bhansali son of Sri As Karan Bhansali (having DIN: 00384137 AND PAN: ADAPB9870A) (and the above mentioned 28 entities numbered (1) to (28) hereinafter collectively referred to as "the **PURCHASERS**", which term or expression shall unless excluded by or repugnant to the subject or context, insofar as the companies are concerned shall mean and include their and each of their respective successors or successors-in-offices and/or successors-in-interests and/or assigns, and insofar as the limited liability partnerships are concerned shall mean and include their and each of their respective partners for the time being their respective heirs legal representatives executors, administrators and/or successors and/or assigns) of the **THIRD PART**:

WHEREAS:

- A. By an Indenture of Conveyance dated 14th December, 1903 made between one Rajessur Mullick as vendor therein and one Beharilal Mehta and his brother Hazarilal Mehta as purchasers therein and registered with the Sub-Registrar, Calcutta in Book I, Volume No. 60, Pages 220 to 227, Being No. 2180 for the year 1903, the said Rajessur Mullick, for the consideration therein mentioned, granted transferred and conveyed unto and in favour of Beharilal Mehta and Hazarilal Mehta **ALL THAT** brick built house buildings messuages tenements hereditaments out-houses and premises together with the pieces and parcels of land thereunto belonging and appertaining thereto containing a land area of 09 Bighas more or less situate and lying at Dakshin Dahri Road and being Holding Nos. 26, 28, 44 and a portion of Holding No. 43, Division II, Dihi Ultadanga, Sub Division VI, Mouza Nij Dakshin Dahri, Touzi No.1298, Police Station - Dum Dum (now Lake Town), District 24 Parganas (now North 24 Parganas) (for brevity's sake hereinafter referred to as 'the **SAID PROPERTY**'), absolutely and forever.
- B. Hazarilal Mehta, a Hindu governed by the Mitakshara School of Hindu Law, died intestate and issueless in or about the year 1919 leaving him surviving two brothers said Beharilal Mehta and another brother Kishorilal Mehta as his only heirs, who both upon his death inherited and became entitled to his undivided one-half part or share of and in the said Property absolutely in equal shares and in the event aforesaid, the two surviving brothers Beharilal Mehta and Kishorilal Mehta became the absolute owners of the said Property in the ratio of undivided three-fourth (3/4th) share and undivided one-fourth (1/4th) share respectively therein.
- C. Beharilal Mehta, a Hindu governed by the Mitakshara School of Hindu Law, died intestate in or about the year 1921 leaving him surviving three sons Murarilal Mehta, Manoharlal Mehta and Govindlal Mehta as his only heirs, who all upon his death inherited and became entitled to his undivided three-fourth (3/4th) share of and in the said Property absolutely in equal shares.
- D. Subsequently, a Cadastral Survey was conducted by the Government of West Bengal when the said Property was identified and/or earmarked in the Survey

Plan as (i) C.S. Dag No. 854 measuring 0.0337 acre out of 0.0675 acre, (ii) C.S. Dag No. 855 measuring 0.1837 acre, (iii) C.S. Dag No. 856 measuring 0.5312 acre, (iv) C.S. Dag No. 857 measuring 2.2187 acre and (v) C.S. Dag No. 858 measuring 0.0203 acre out of 0.0406, aggregating to 2.9876 Acres (equivalent to 09 Bighas i.e., 180 Cottahs) as so conveyed under the said Indenture of Conveyance dated 14th December 1903 and names of said Murarilal Mehta, Manoharlal Mehta, Govindlal Mehta and Kishorilal Mehta were duly recorded as owners of the said Property in equal one-fourth shares in the C.S. Record of Rights under C.S. Khatian No. 295.

- E. Kishorilal Mehta, a Hindu governed by the Mitakshara School of Hindu Law, died intestate in or about the year 1931 leaving him surviving two sons Girdharilal Mehta and Harilal Mehta as his only heirs, who both upon his death inherited and became entitled to his undivided one-fourth share of and in the said Property absolutely in equal shares.
- F. The said Property was in due course assessed and numbered by the South Dum Dum Municipality as Holding No. 30, S.K. Deb Road and thereafter as Holding No. 3 Amalangshu Sen Road, Kolkata - 700048 and is presently numbered as Holding/Premises No. 4, Amalangshu Sen Road within Ward No. 31 of the said municipality and is fully described in the SCHEDULE hereunder written.
- G. In or about the year 1950, said Murarilal Mehta, Manoharlal Mehta, Govindlal Mehta, Girdharilal Mehta and Harilal Mehta, all being co-parceners of the Joint Hindu Family named "Murarilal Girdharilal HUF" threw and/or blended their respective undivided shares in the said Property into the common stock of their said Joint Hindu Family Murarilal Girdharilal HUF represented by its Karta said Murarilal Mehta with the understanding and agreement that each of the five co-parcenary branches would have undivided equal one-fifth (1/5th) coparcenary interest in the said Property and whereupon and accordingly each co-parcenary branch became entitled to undivided 1/5th co-parcenary interest in the said Property.
- H. Murarilal Mehta, a Hindu governed by the Mitakshara School of Hindu Law, died intestate and issueless in the year 1963 and upon his death his one-fifth co-parcenary interest in the said Property devolved upon his said two

brothers **Manoharlal Mehta** and **Govindlal Mehta** in equal one-half shares absolutely. Wife of Murarilal Mehta, Pushpa Mehta had predeceased him in the year 1962.

- I. Upon the death of Murarilal Mehta, the next eldest male member of the said Murarilal Girdharilal HUF, Girdharilal Mehta became karta thereof and the surviving four co - parceners thereof namely **Manoharlal Mehta**, **Govindlal Mehta**, **Girdharilal Mehta** and **Harilal Mehta** became entitled to the said Property in the shares mentioned corresponding to their respective names below:

	Name		Share
(i)	Manoharlal Mehta	-	$3/10^{\text{th}}$
(ii)	Govindlal Mehta	-	$3/10^{\text{th}}$
(iii)	Girdharilal Mehta	-	$1/5^{\text{th}}$
(iv)	Harilal Mehta	-	$1/5^{\text{th}}$

- J. **Manoharlal Mehta** and **Govindlal Mehta** with the consent of their respective family members decided and agreed that each of the aforesaid surviving four co-parcenary branches of the said Murarilal Girdharilal HUF constituting of **Manoharlal Mehta**, **Govindlal Mehta**, **Girdharilal Mehta** and **Harilal Mehta** would have equal undivided one-fourth ($1/4^{\text{th}}$) share of and in the said Property and accordingly **Manoharlal Mehta**, **Govindlal Mehta**, **Girdharilal Mehta** and **Harilal Mehta** blended and/or adjusted their respective undivided co-parcenary interest in the said Property as such and whereupon and accordingly each of the said four co-parcenary branches of the said Murarilal Girdharilal HUF became entitled to undivided equal one-fourth ($1/4^{\text{th}}$) co-parcenary interest therein (and the same is being hereby reiterated and confirmed by all the Vendors hereto and their respective co-parceners and/or members being the successors of the said four co-parcenary branches of the said Murarilal Girdharilal HUF and the party hereto of the First Part and by the Confirming Parties by joining in as parties to and executing these presents).
- K. **Girdharilal Mehta** during his life time constituted a separate Joint Hindu Family of his branch by the name of "**Shrilal Surendralal HUF**" constituting of he himself and his sons **Shrilal Mehta** and **Surendralal Mehta** as its

coparceners and in due course during his life time he made his elder son Shrilal Mehta the karta of the said Shrilal Surendralal HUF.

- L. Manoharlal Mehta during his life time constituted a separate Hindu Undivided Family of his branch by the name of "Madhavlal Pradeeplal HUF" constituting of he himself and his son Madhavlal Mehta as its coparceners and in due course during his lifetime he made his son Madhavlal Mehta the karta of the said Madhavlal Pradeeplal HUF.
- M. Govindlal Mehta during his life time also constituted a separate Joint Hindu Family of his branch by the name of "Gourilal Damodaral HUF" constituting of he himself and his sons Gourilal Mehta and Damodaral Mehta as its coparceners.
- M1. Govindlal Mehta, a Hindu governed by the Mitakshara School of Hindu Law, died intestate on 08th January 1970 and upon his death his coparcenary interest in the said Gourilal Damodaral HUF devolved absolutely upon his two sons Gourilal Mehta and Damodaral Mehta and wife Annapurna Mehta. Annapurna Mehta died on 04th March 1989.
- M2. Upon the death of Govindlal Mehta, the said Joint Hindu Family by the said name of Gourilal Damodaral HUF continued and his elder son Gourilal Mehta became its karta.
- N. The said Harilal Mehta also during his life time also constituted a separate Joint Hindu Family of his branch by the name of "Shankarlal Keshavlal HUF" constituting of he himself and his sons Shankarlal Mehta and Keshavlal Mehta as its coparceners and in due course during his life time he made his elder son Shankarlal Mehta the karta of said Shankarlal Keshavlal HUF.
- O. By and under a Memorandum dated 14th May 1974 made between (i) said Girdharilal Mehta karta of the said Bigger Joint HUF by the name of Murarilal Girdharilal HUF as party of the first part, (ii) said Shrilal Mehta karta of the said Shrilal Surendralal HUF as party of the second part, (iii) said Madhavlal Mehta karta of the said Madhavlal Pradeeplal HUF as party of the third part, (iv) said Gourilal Mehta karta of the said Gourilal Damodaral HUF as party of

the fourth part and (v) said Shankarlal Mehta karta of the said Shankarlal Keshavlal HUF as party of the fifth part, the parties thereto of the second, third, fourth and fifth parts, being the only constituents of the said Murarilal Girdharilal HUF, with the consent of its karta Girdharilal Mehta (being the party thereto of the first part) dissolved and disrupted the said Murarilal Girdharilal HUF and the said Property then numbered as Holding No. 30 S.K. Deb Road and presently 4 Amalangshu Sen Road, Kolkata - 700048 within the South Dumdum Municipality was allotted to its four constituents, being the parties thereto of the second, third, fourth and fifth parts, namely (i) Shrilal Surendralal HUF represented by its karta Shrilal Mehta, (ii) Madhavlal Pradeeplal HUF represented by its karta Madhavlal Mehta, (iii) Gourilal Damodarilal HUF represented by its karta Gourilal Mehta and (iv) Shankarlal Keshavlal HUF represented by its karta Shankarlal Mehta respectively in equal undivided one-fourth shares absolutely and in severalty.

- P. In the premise aforesaid, each of the abovementioned four several separate Joint Hindu Families did become the absolute owner of the undivided one-fourth share of and in said Property, presently being premises No. 4 Amalangshu Sen Road, Kolkata - 700048 within Ward No.31 of the South Dum Dum Municipality measuring 9 Bighas more or less as also stated below:

<u>Owner</u>	<u>Share</u>
(i) Shrilal Surendralal HUF represented by its karta Shrilal Mehta ...	1/4th share
(ii) Madhavlal Pradeeplal HUF represented by its karta Madhavlal Mehta ...	1/4th share
(iii) Gourilal Damodarilal HUF represented by its karta Gourilal Mehta ...	1/4th share
(iv) Shankarlal Keshavlal HUF represented by its karta Shankarlal Mehta ...	1/4th share

- Q. Facts about the First Vendor namely **Shrilal Surendralal HUF**, a joint hindu family represented by its karta Shrilal Mehta becoming and still being the absolute owner of undivided, one-fourth (1/4th) share of and in the said Property are as follows:

(Handwritten signatures and initials)

- (i) As aforesaid, said Girdharilal Mehta during his life time constituted a separate joint hindu family of his branch by the name of Shrilal Surendralal HUF constituting of he himself and his sons Shrilal Mehta and Surendralal Mehta as its coparceners and made his elder son Shrilal Mehta the karta of Shrilal Surendralal HUF.
- (ii) Girdharilal Mehta died, intestate, on 07th April 1998 and upon his death, the said joint hindu family by the name of Shrilal Surendralal HUF continued and his elder son Shrilal Mehta continued to hold the office of the karta of Shrilal Surendralal HUF and his co-parcenary interest in the undivided one-fourth (1/4th) share of and in the said Property succeeded to and/or devolved upon his two sons Shrilal Mehta and Surendralal Mehta absolutely. Wife of Girdharilal Mehta namely Jawahar Kaur Mehta had predeceased him on 04th June, 1968;
- (iii) In the premise aforesaid, said Shrilal Surendralal HUF, a joint hindu family, being the First Vendor hereto represented by its karta Shrilal Mehta and constituting of he himself and his brother Surendra Lal Mehta as its coparceners became and is the absolute owner of the undivided one-fourth (1/4th) share of and in the said Property.

R. Facts about the Second Vendor namely **Madhavlal Pradeeplal HUF**, a joint hindu family represented by its karta Pradeeplal Mehta becoming and still being the absolute owner of undivided one-fourth (1/4th) share of and in the said Property are as follows:

- (i) As aforesaid, said Manoharlal Mehta during his life time constituted a separate hindu undivided family of his branch by the name of Madhavlal Pradeeplal HUF comprising of he himself and his son Madhavlal Mehta as its coparceners and made his son Madhavlal Mehta (since deceased) the karta of the said Madhavlal Pradeeplal HUF.

[Handwritten signatures and initials]

- (ii) Said Manoharlal Mehta died intestate on 14th October 1993 and upon his death, said hindu undivided family by the name of Madhavlal Pradeeplal HUF continued and his son Madhavlal Mehta continued to hold the office of the karta of the said Madhavlal Pradeeplal HUF and his coparcenary interest in the undivided one-fourth (1/4th) share of and in the said Property succeeded to and/or devolved upon his son Madhavlal Mehta and wife Kusuma Mehta (since deceased) absolutely.
- (iii) Madhavlal Mehta, a Hindu governed by the Mitakshara School of Hindu Law, died intestate on 10th May 1996 and upon his death, said hindu undivided family by the name of Madhavlal Pradeeplal HUF continued and his elder son Pradeeplal Mehta became and continues to hold the office of karta of Madhavlal Pradeeplal HUF and his co-parcenary interest in the undivided one-fourth (1/4th) share of and in the said Property was succeeded to and/or devolved upon his mother Kusuma Mehta, wife Kanta Mehta and two sons Pradeeplal Mehta and Sudeeplal Mehta absolutely.
- (iv) Said Smt. Kusuma Mehta, a Hindu governed by the Mitakshara School of Hindu Law, died intestate on 21st May 2002 and upon her death all her interest in the said Property devolved upon her two grandsons Pradeeplal Mehta and Sudeeplal Mehta absolutely.
- (v) In the premise, the said Madhavlal Pradeeplal HUF, a joint hindu family being the Second Vendor hereto represented by its karta Pradeeplal Mehta and constituting of he himself, his brother Sudeeplal Mehta and their mother Kanta Mehta as its coparceners and/or members became and is the absolute owner of undivided one-fourth (1/4th) share of and in the said Property.
- S. Facts about the devolution of the title of said Gourilal Damodaril HUF to the undivided one-fourth (1/4th) share of and in the said Property into and

upon:

- (i) the Third Vendor namely **Manoj Mehta HUF**, a hindu undivided family represented by its karta Manoj Mehta;
- (ii) the Fourth Vendor namely **Madhup Mehta HUF**, a hindu undivided family represented by its karta Madhup Mehta;
- (iii) the Fifth Vendor namely **Damodarlal Mehta HUF**, a hindu undivided family represented by its karta Basant Mehta;

and their respectively becoming and still being the owners of undivided one-fourth share of and in the said Property in the proportion mentioned below are as follows:

- (a) On or about 1st April 2005, the said joint hindu family by the name of Gourilal Damodarlal HUF was dissolved and/or disrupted with the consent of its karta Gourilal Mehta and the undivided 1/4th share of Gourilal Damodarlal HUF in the said Property was allotted to its following three co-parceners absolutely and in severalty in the shares mentioned below:
 - (i) Manoj Mehta son of Sri Gourilal Mehta was allotted undivided 1/16th share of and in the said Property who threw and/or blended the same into the common stock of his hindu undivided family by the name of **Manoj Mehta HUF** represented by he himself as its Karta, being the Third Vendor hereto;
 - (ii) Madhup Mehta son of Sri Gourilal Mehta was allotted undivided 1/16th share of and in the said Property who threw and/or blended the same into the common stock of his hindu undivided family by the name of **Madhup Mehta HUF** represented by he himself as its Karta, being the Fourth Vendor hereto;
 - (iii) Damodarlal Mehta son of said late Govindlal Mehta was allotted undivided 1/8th share of and in the said Property who threw and/or blended the same into the

common stock of his hindu undivided family by the name of **Damodarlal Mehta HUF** represented by himself as its Karta, being the Fifth Vendor hereto;

- (b) At the time of dissolution and/or disruption of the said Gourilal Damodarlal HUF, Gourilal Mehta and his wife Suman Mehta (since deceased) released relinquished renounced and disclaimed all their respective shares rights title and interest in the undivided one-fourth (1/4th) share of the said Gourilal Damodarlal HUF in the said Property in favour of their sons said Manoj Mehta and Madhup Mehta absolutely in equal shares. Wife of Gourilal Mehta, Smt. Suman Mehta since died intestate on 14th January 2012.
- (c) Said Damodarlal Mehta, a Hindu governed by the Mitakshara School of Hindu Law, died intestate on 19th July 2009 and upon his death his co-parcenary interest in Damodarlal Mehta HUF's undivided one-eighth share in the said Property was succeeded to and/or devolved upon his son Basant Mehta and wife Veena Mehta absolutely.
- (d) Upon the death of Damodarlal Mehta, his hindu undivided family by the name of Damodarlal Mehta HUF continued and his son Basant Mehta became and continues to hold the office of karta of said Damodarlal Mehta HUF.
- (e) In the premises aforesaid:-
- (a) Manoj Mehta HUF, being the Third Vendor hereto represented by its Karta Manoj Mehta and constituting of he himself, wife Hema Mehta and two daughters Aishwarya Mehta and Urvashi Mehta as its coparceners and/or members is the absolute owner of undivided one-sixteenth (1/16th) share of and in the said Property;
- (b) Madhup Mehta HUF, being the Fourth Vendor hereto represented by its Karta Madhup Mehta and constituting of he himself, wife Amila Mehta and son Yash Mehta as its coparceners and/or

members is the absolute owner of one-sixteenth (1/16th) undivided share of and in the said Property;

- (c) Damodarial Mehta HUF, being the Fifth Vendor hereto represented by its Karta Basant Mehta and constituting of he himself, mother Veena Mehta, wife Smt. Jayshree Mehta and two daughters Miss Avani Mehta and Miss Tanya Mehta as its coparceners and/or members became and is the absolute owner of one-eighth (1/8th) undivided share of and in the said property.

T. Facts about the devolution of the title of **Shankarial Keshavial HUF** to the undivided one-fourth (1/4th) share of and in the said Property into and upon

- (i) the Sixth Vendor namely **Shankarial Mehta HUF** represented by its karta Shankarial Mehta;
- (ii) the Seventh Vendor **Keshavial Mehta HUF** represented by its karta Keshavial Mehta;

and their respectively becoming and still being the owners of undivided one-fourth (1/4th) share of and in the said Property in equal shares are as follows:

- (a) As aforesaid, said Harilal Mehta during his life time constituted a separate Joint Hindu Family of his branch by the name of Shankarial Keshavial HUF constituting of he himself, wife Laxmi Mehta and two sons namely Shankarial Mehta and Keshavial Mehta as its coparceners and/or members and made his elder son Shankarial Mehta as the karta of Shankarial Keshavial HUF.
- (b) Harilal Mehta died intestate on 17th April 2002 and upon his death, the joint hindu family by the name of Shankarial Keshavial HUF continued and his son Shankarial Mehta continued to hold the office of the karta of the Shankarial Keshavial HUF and the coparcenary interest of Harilal Mehta in Shankarial Keshavial Mehta HUF's undivided 1/4th share in the said Property succeeded to and/or devolved upon his two sons, Shankarial Mehta and Keshavial Mehta

and wife Laxmi Mehta (being the Confirming Party No.2 hereto) as its co-parceners and/or members;

(c) On or about 1st April 2006, said joint hindu family by the name of Shankarlal Keshavlal HUF was dissolved and/or disrupted with the consent of its karta Shankarlal Mehta and the undivided 1/4th share of Shankarlal Keshavlal HUF in the said Property was allotted to its following two co-parceners absolutely and in severalty in equal shares:

(i) Shankarlal Mehta was allotted undivided 1/8th share in the said Property who threw and/or blended the same into the common stock of his hindu undivided family by the name of Shankarlal Mehta HUF, being the Sixth Vendor hereto;

(ii) Keshavlal Mehta was allotted undivided 1/8th share in the said Property who also threw and/or blended into the common stock of his hindu undivided family by the name of Keshavlal Mehta HUF, being the Seventh Vendor hereto;

(d) At the time of dissolution and/or disruption of said Shankarlal Keshavlal HUF, said Smt. Laxmi Mehta released relinquished renounced and disclaimed her share right title and interest in Shankarlal Keshavlal HUF's undivided 1/4th share in the said Property in favour of her two sons Shankarlal Mehta and Keshavlal Mehta absolutely in equal shares.

(e) In the premises,

(a) said Shankarlal Mehta HUF, being the Sixth Vendor hereto represented by its Karta Shankarlal Mehta and constituting of he himself, wife Rajni Mehta, son Shashank Mehta and two daughters Smita Mehta and Swati Mehta as its co-parceners and/or members is the absolute owner of undivided 1/8th share of and in the said Property;

AD. For further better and more perfectly assuring the said Property by the Vendors hereto being the parties hereto of the First Part namely Shrilal Surendralal HUF, Madhavlal Pradeepal HUF, Manoj Mehta HUF, Madhup Mehta HUF, Damodarlal Mehta HUF, Shankarlal Mehta HUF and Keshavlal Mehta HUF respectively in favour of the Purchasers hereto, all the respective co-parceners and/or members of said Seven HUF Vendors and all their respective family members being parties hereto numbered (1a) to (1s), (2a) to (2h), (3a) to (3d), (4a) to (4c), (5a) to (5e), (6a) to (6h) and (7a) to (7d) respectively have agreed to join and are joining in and executing these presents to concur and confirm the sale hereby made by the Vendors and convey transfer assign and assure all and whatever right title and interest that they or any of them may have into and upon the said Property being hereby conveyed by the Vendors in favour of the Purchasers hereto or into and upon the respective undivided shares of the Seven Vendors hereto in the said Property being hereby respectively conveyed by them in favour of the Purchasers hereto.

AE. Although the Confirming Parties hereto namely Gourlal Mehta and Smt. Laxmi Mehta did release relinquish renounce and disclaim their respective shares rights, title and interest in the said Property as aforesaid, however at the request of the other parties hereto they have agreed to join in and are joining in and executing these presents as confirming parties to concur and confirm the sale of the said Property being hereby made by the Vendors in favour of the Purchasers and to grant convey transfer assign assure unto and to the Purchasers hereby all and whatever right title or interest that the Confirming Parties or any of them may have in the said Property or any part thereof.

I. NOW THIS DEED WITNESSETH that in the premises aforesaid and in pursuance of the said decree dated 15th September 2016 and in consideration of the sum of Rs.9,13,30,000/- (Rupees nine crore thirteen lakh thirty thousand) only by the Purchasers to the Vendors hereto, being the First Vendor to the Seventh Vendor paid at or before the execution of these presents (the receipt whereof the Vendors do hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same and every part thereof the Vendors and their and each of their respective co-parceners and/or members

executing these presents do hereby acquit release and forever discharge the Purchasers and the property hereby granted and conveyed in favour of the Purchasers) the Vendors hereto, being the First Vendor to the Seventh Vendor namely Shrial Surendralal HUF, Madhavlal Pradeeplal HUF, Manoj Mehta HUF, Madhup Mehta HUF, Damodarlal Mehta HUF, Shankarlal Mehta HUF and Keshavlal Mehta HUF respectively hereby indefeasibly grant sell convey transfer assign and assure unto and to the Purchasers and their respective co-parceners and/or members and their respective family members being the parties hereto numbered (1a) to (1s), (2a) to (2h), (3a) to (3d), (4a) to (4c), (5a) to (5e), (6a) to (6h) and (7a) to (7d) hereby concur and confirm the sale hereby made by the Vendors hereto unto and to the Purchasers and also grant sell convey transfer assign and assure unto and to the Purchasers all and whatever right title and interest that they may have in the said Property and the Confirming Parties hereby concur and confirm the sale hereby made by the Vendors unto and to the Purchasers and also grant convey transfer assign and assure unto and to the Purchasers all and whatever right title or interest that they may have in **ALL THAT** brick built buildings messuages tenements hereditaments dwelling houses out-houses and premises together with the pieces and parcels of land or ground thereunto belonging and appertaining thereto containing a land area of 2.9876 acres (equivalent to 09 Bighas more or less) situate lying at and being Premises/Holding No. 4, Amalangshu Sen Road, Police Station - Lake Town, Kolkata - 700048 morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and delineated in the plan annexed hereto duly bordered thereon in **"GREEN" TOGETHER WITH** all and singular the tangible and intangible assets edifices fixtures fittings gates courts court-yards compound areas sewers drains paths passages driveways fences hedges ditches water water-courses electric and sanitary connections and all manner of former and other rights liberties benefits advantages easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed **AND** reversion or reversions remainder or remainders and the rents issues and profits thereof and all and every part thereof **AND** all the legal incidences thereof **AND ALL** the raiyati and other estate right title interest use trust possession property claim and demand whatsoever both at law and in equity of the Vendors into out of and upon the property hereby granted and conveyed and every part thereof **TOGETHER WITH** all deeds pattahs muniments writings and evidences of title in anyway relating to or connected with the property hereby granted and conveyed which now are or is or hereafter may be in possession power custody or control of

the Vendors or any of them or any person or persons from whom the Vendors or any of them may procure the same without any action or suit or at law or in equity **TO HAVE AND TO HOLD** the same unto and to the use of the Purchasers absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or any other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages charges leases liens lispendens attachments restrictions debutters trusts acquisition requisition alignment claims demands and liabilities whatsoever or howsoever.

II. THE VENDORS BEING THE FIRST VENDOR TO THE SEVENTH VENDOR AND ALL THEIR RESPECTIVE CO-PARCENERS AND/OR MEMBERS AND THEIR RESPECTIVE FAMILY MEMBERS AND THE CONFIRMING PARTIES HERETO DO HEREBY COVENANT WITH THE PURCHASERS as follows:

- (a) **THAT** notwithstanding any act deed matter or thing by the Vendors done omitted executed or knowingly permitted or 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 property hereby granted and conveyed or expressed or intended so to be and every part thereof;
- (b) **AND THAT** notwithstanding any act deed matter or thing whatsoever done as aforesaid, the Vendors have now in themselves good right full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all and singular the property hereby granted and conveyed or expressed or intended so to be unto and to the Purchasers in the manner aforesaid according to the true intent and meaning of these presents;
- (c) **AND THAT** the Vendors or their respective co-parceners and/or members or their respective family members or the Confirming Parties hereto have not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the property hereby granted and conveyed or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;
- (d) **AND THAT** the property hereby granted and conveyed or expressed or intended so to be now is free from all claims demands encumbrances charges

leases liens lispendens attachments restrictions debutters trusts acquisition requisition alignment and liabilities whatsoever or howsoever made or suffered by the Vendors or any of them or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for them or any of them or their respective predecessors.

- (e) **AND THAT** the Purchasers shall and may at all times hereafter peaceably and quietly hold use possess and enjoy the property hereby granted and conveyed or expressed or intended so to be and receive the rents issues and profits thereof and every part thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any of them or any person or persons having or lawfully rightfully or equitably claiming through under or in trust for them or any of them or their respective predecessors and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendors and every person or persons having or lawfully rightfully or equitably claiming as aforesaid and effectually by and at the costs of the Vendors saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges encumbrances leases uses restrictions liens lispendens attachments debutters trusts requisition acquisition alignment claims demands and liabilities whatsoever or howsoever.
- (f) **AND THAT** the Vendors and all person or persons having or lawfully rightfully or equitably claiming as aforesaid shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the property hereby granted and conveyed or expressed or intended so to be unto and to the use of the Purchasers in the manner aforesaid as shall or may reasonably be required by the Purchasers.

III. AND THE VENDORS AND THEIR RESPECTIVE CO-PARCENERS AND MEMBERS AND THEIR RESPECTIVE FAMILY MEMBERS AND THE CONFIRMING PARTIES HERETO DO HEREBY DECLARE AND ASSURE THE PURCHASERS as follows:-

- (i) **THAT** the property hereby granted and conveyed or expressed or intended so to be or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceedings started at the instance of the Income Tax Authorities or other Government authorities under the Public Demands Recovery Act or any other Acts or otherwise whatsoever and there is no certificate case or proceedings against the Vendors or any of them for realization of the arrears of Income Tax or Wealth Tax or Gift Tax or other taxes or dues or otherwise under the Public Demands Recovery Act or any other Act for the time being in force.
- (ii) **AND THAT** the property hereby granted and conveyed or expressed or intended so to be or any portion thereof is not affected by any notice or scheme of alignment of the South Dum Dum Municipality or the Government or the Kolkata Improvement Trust or the Kolkata Metropolitan Development Authority or any other Public body or authorities.
- (iii) **AND THAT** no declaration or notification is made or published for acquisition or requisition of or alignment on the property hereby granted and conveyed or any portion thereof under the Land Acquisition Act or any other Act for the time being in force and that the property hereby granted and conveyed or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any Act or Case whatsoever.
- (iv) **AND THAT** there is no impediment under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 or West Bengal Estates Acquisition Act, 1953 or West Bengal Land Reforms Act, 1955 or any other act or legislation or otherwise on the Vendors or any of them or their co-parceners and/or members and/or their respective family members to grant sell convey transfer assign and assure the property hereby granted and conveyed or expressed or intended so to be or any part thereof in favour of the Purchasers in the manner aforesaid.
- (v) **AND THAT** there is no action, suit, appeal or litigation in respect of the property hereby granted and conveyed or expressed or intended so to be or any part thereof filed or pending and no person has ever claimed any right title or interest in or in respect of the property hereby granted and conveyed or expressed or intended so to be or any part thereof, nor sent any notice in

regard thereto nor are the Vendors or any of them or their co-parceners and/or members and/or their respective family members aware of any such claim, notice, suit or proceeding.

- (vi) **AND ALSO THAT** all municipal and other rates, taxes, electricity charges and other outgoings and impositions payable in respect of the property hereby granted and conveyed or expressed or intended so to be upto the date of the execution hereof has duly been paid by the Vendors and there is no amount in arrears in connection therewith and in case any such outgoing is found to be due and payable in respect thereof, the same shall be forthwith paid by the Vendors on a demand being raised by the Purchasers upon them or any of them.
- (vii) **AND THAT** without prejudice to or affecting the covenant for indemnity given by the Vendors hereinabove, the Vendors and each of them shall indemnify and keep the Purchasers fully saved harmless and indemnified of from and against all losses damages costs claims demands action or proceedings that the Purchasers may suffer or incur owing to any person establishing his right interest or claim in respect of the property hereby granted and conveyed or expressed or intended so to be or any part or share thereof or in case any of the facts recited above or assurances or covenants made by the Vendors being found to be incorrect.

THE SCHEDULE ABOVE REFERRED TO:

(said Property)

All That the brick built house buildings messuages tenements hereditaments out-houses and premises together with the pieces and parcels of land thereunto belonging and appertaining thereto whereon or on parts whereof the same are erected and built containing a land area of 2.9876 acre (equivalent to 09 Bighas) more or less situate lying at and being Holding No. 4, Amalangshu Sen Road (formerly No. 3 Amalangshu Sen Road and theretofore No. 30 S.K. Deb Road), Police Station Lake Town (formerly Dum Dum), Kolkata - 700048, within Ward No.31 of the South Dum Dum Municipality and comprised of C.S. and R.S. Dag Nos. 854 (measuring 0.0337 acre out of 0.0675), 855 (measuring 0.1837 acre), 856 (measuring 0.5312 acre), 857 (measuring 2.2187 acre) and 858 (measuring 0.0203 acre out of 0.0406) recorded in C.S. Khatian No. 295 and R.S. Khatian Nos. 969,

Handwritten signatures and initials.

971, 972 and 973 in Mouza - Dakhin Daree (formerly Nij Dakhin Daree) J.L. No. 25, Sheet No.5, in Dehi Panchannogram Division II called Dehi Ultadanga Sub Division VI Holding Nos. 26, 28, 44 and a portion of Holding No. 43, Registration District - Barasat (formerly Alipore Sub District), Sub-Registry Office - Cossipore Dum Dum (formerly Dum Dum) District - North 24 Parganas (formerly 24 Parganas) and delineated in the plan annexed hereto duly bordered thereon in "Green" and butted and bounded as follows:-

On The North : Partly by Amalangshu Sen Road and partly by private houses.
 On The South : Land of Sadhana Aushdhalaya.
 On The East : Ujjas Housing Complex.
 On The West : Amalangshu Sen Road.

Or Howsoever Otherwise the same now are or is or heretofore were or was situate butted bounded called known numbered described or distinguished.

Be It Mentioned that the total constructed area at the property described above is 600 Square feet more or less.

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

SIGNED SEALED AND DELIVERED by the abovenamed FIRST VENDOR at Kolkata in the presence of:

For SERIAL SURENDRALAL (HUF),

Shrimal Amish Mehta
KARTA

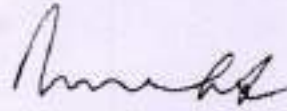
(SHRIMAL SURENDRALAL HUF)

1) *Amish Mehta*
Aidescale
Poojy Shroff & Co.
4, Government Place North,
8th floor, Kolkata - 70001.

Shrimal Amish Mehta
[(1a) Shrimal Mehta]

Amish Mehta
[(1b) Avnish Mehta]

2) *Ranjit Kumar Guha*
(Ranjit Kumar Guha)
80/1, East Sinha Road
Kolkata - 700030

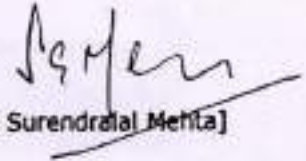


[[1c) Rajnish Mehta]

Anupama Jha
By the pen of
Anush Mehta
as her
constituted Attorney
[[1d) Anupama Jha]

Rachna Sethi

[[1e) Rachna Sethi]



[[1f) Surendralal Mehta]

Mridula Mehta

[[1g) Mridula Mehta]

Shishir Mehta

[[1h) Shishir Mehta]

Shipra Mehta

[[1i) Shipra Mehta]

Shailja Mehta

[[1j) Shailja Mehta]

Mohita Mehta

[[1k) Mohita Mehta]

Chandana Mehta
By the pen of
Anush Mehta
as her constituted Attorney
[[1l) Chandana Mehta]

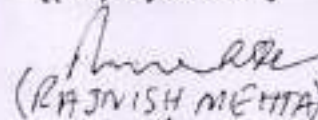
Anush Mehta
as Father and Natural Guardian

Anjika Mehta

[[1m) Anjika Mehta]

Vibha Mehta

[[1n) Vibha Mehta]



(RAJNISH MEHTA)

As Father & natural
guardian of Dhruv Mehta & Rudra Mehta
[[1o) Dhruv Mehta (minor)] [[1p) Rudra Mehta (minor)]

Amrita Mehta
 [(1q) Amrita Mehta]

Ved Mehta
 [(1r) Ved Mehta]

Shishir Mehta
 AS FATHER AND NATURAL GUARDIAN
 [(1s) Deep Mehta(minor)] OF DEEP MEHTA

**SIGNED SEALED AND
 DELIVERED** by the
 abovenamed **SECOND
 VENDOR** at Kolkata in
 the presence of:

1) Mithun
 Kolkata

Pradeep Lal Mehta
 (PRADEEP LAL MEHTA)
 AS PARTA OF MADHAVLAL PRADEEP LAL HUF
 (MADHAVLAL PRADEEPLAL HUF)

2) Kalyan Biswas
 KALYAN BISWAS
 167, NORTH STATION ROAD
 AGARPARA, KOL. 700109

Kanta Mehta
 [(2a) Kanta Mehta]

Pradeeplal Mehta
 [(2b) Pradeeplal Mehta]

Sonam Mehta
 [(2c) Sonam Mehta]

Nitesh Mehta, Sudeeplal Mehta,
 Jahnvi Mehta, Rohan Mehta, Ishaan Mehta
 by the plea of Pradeep Lal Mehta (PRADEEP LAL MEHTA)
 As their constituted Attorney.

[(2d) Nitesh Mehta, (2e) Sudeeplal Mehta, (2f) Jahnvi
 Mehta, (2g) Rohan Mehta and (2h) Ishaan Mehta].

**SIGNED SEALED AND
DELIVERED** by the
abovenamed **THIRD
VENDOR** at Kolkata in
the presence of:

1) Amitsharma
Advocate

FOR MANOJ MEHTA (HUF)
Manoj Mehta
KARTA

Manoj Mehta

(MANOJ MEHTA HUF)

2) Rajendra
KALYAN BISHWAS

Manoj Mehta
[(3a) Manoj Mehta]

Hema Mehta
[(3b) Hema Mehta]

Aishwarya Mehta
[(3c) Aishwarya Mehta]

Urvashi Mehta
[(3d) Urvashi Mehta]

**SIGNED SEALED AND
DELIVERED** by the
abovenamed **FOURTH
VENDOR** at Kolkata in
the presence of:

1) Amitsharma
Advocate

FOR MADHUP MEHTA (HUF)

Madhup Mehta
KARTA

(MADHUP MEHTA HUF)

2) Rajendra
KALYAN BISHWAS

Madhup Mehta
[(4a) Madhup Mehta]

AMITA MEHTA
YASH MEHTA

By THE PEN OF Madhup Mehta
As THEIR CONSTITUTED ATTORNEY.

[(4b) Amita Mehta and (4c) Yash Mehta]

SIGNED SEALED AND DELIVERED by the abovenamed FIFTH VENDOR at Kolkata in the presence of:

Basant Mehta
Karta of Damodar Lal Mehta HUF
by the pen of

namoj Mehta (namoj Mehta)
as his constituted Attorney
(DAMODARLAL MEHTA HUF)

1) Anil Kumar
Advocate

Basant Mehta, Veena Mehta, Jayshree Mehta, Avani Mehta and Tanya Mehta
by the pen of

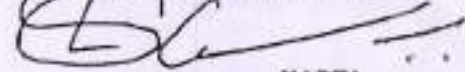
namoj Mehta (namoj Mehta)
as their constituted Attorney

2) Rajni
KALYAN BISHAS

[(5a) Basant Mehta, (5b) Veena Mehta, (5c) Jayshree Mehta, (5d) Avani Mehta and (5e) Tanya Mehta]

SIGNED SEALED AND DELIVERED by the abovenamed SIXTH VENDOR at Kolkata in the presence of:

SHANKAR LAL MEHTA (HUF)

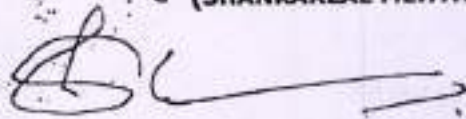


KARTA

1) Anil Kumar
Advocate

(SHANKAR LAL MEHTA)
(SHANKARLAL MEHTA HUF)

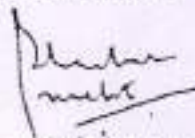
2) Rajni
KALYAN BISHAS



[(6a) Shankarlal Mehta]

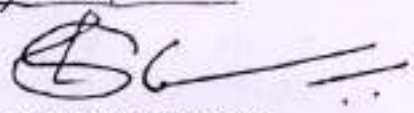
Rajni Mehta

[(6b) Rajni Mehta]



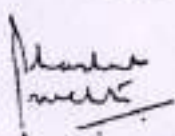
[(6c) Shashank Mehta]

41 Smita Mehta & Swati Mehta
By the pen of



[(6d) Smita Mehta and (6e) Swati Mehta]
(SHYAMPARLAL MEHTA)
AS THEIR CONSTITUTED ATTORNEY.

Shikha Mehta
[(6f) Shikha Mehta]

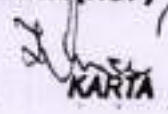


As father and natural guardian of
Mr. Tanvi Mehta and Mr. Vachi Mehta

[(6g) Tanvi Mehta (Minor) and (6h) Vachi Mehta(Minor)]

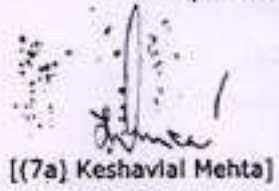
**SIGNED SEALED AND
DELIVERED** by the
abovenamed **SEVENTH
VENDOR** at Kolkata in
the presence of:

KESHAVLAL MEHTA (HUF)


KARTA

KESHAVLAL MEHTA
(KESHAVLAL MEHTA HUF)

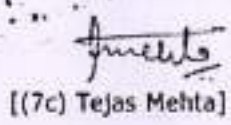
1) Amitkumar
Advocate


[(7a) Keshavlal Mehta]

Bharti Mehta

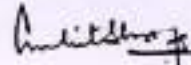
[(7b) Bharti Mehta]

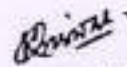
2) Biskas
KALYAN BISKAS


[(7c) Tejas Mehta]

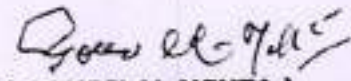
Medha Sethi
by & per M of
[(7d) Medha Sethi]
(KESHAVLAL MEHTA)
as her constituted
attorney.

SIGNED SEALED AND DELIVERED by the abovenamed **CONFIRMING PARTIES** at Kolkata in the presence of:

1) 
Anil Kumar Agarwal

2) 
KALYANI AGARWAL

EXECUTED on behalf of the abovenamed **PURCHASERS**,
(1) Balaji Awas Nirman Private Limited by its Director Mr. Ratan Kumar Agarwal, **(2) Harrington Towers Private Limited** by its Director Mr. Anil Kumar Agarwal, **(3) Sawaria Enclave LLP** by its Designated Partner Mr. Ashok Kumar Agarwal, **(4) Domestic Infracon LLP** by its Designated Partner Smt. Suman Agarwal, **(5) Montec Realtors LLP** by its Designated Partner Miss Khusboo Agarwal, **(6) Greenspot Builders LLP** by its Designated Partner Smt. Kalyani Agarwal, **(7) Harrington Realtors LLP** by its Designated Partner Smt. sudha Devi Agarwal, **(8) Shyamleen Housing Developers LLP** by its Designated Partner Mr. Siddhant Agarwal, **(9)**


(GOURILAL MEHTA)
Laxmi Mehta

(LAXMI MEHTA)

BALAJI AWAS NIRMAN (P) LTD
Ratan Kumar Agarwal
Director

HARRINGTON TOWERS PVT LTD
Anil Kumar Agarwal
Director.

SAWARIA ENCLAVE LLP
Ashok Kumar Agarwal
Designated Partner

DOMESTIC INFRACON LLP
Suman Agarwal
Designated Partner

MONTEC REALTORS LLP
Khusboo Agarwal
Designated Partner

GREENSPOT BUILDERS LLP
Kalyani Agarwal
Designated Partner

HARRINGTON REALTORS LLP
sudha Agarwal
Designated Partner

SHYAMLEEN HOUSING DEVELOPERS LLP
Siddhant Agarwal
Designated Partner

Sawanka Developers LLP by its Designated Partner Mr. Ratan Kumar Agarwal, (10)
Protex Developers OPC Pvt.Ltd. by its Director Mr. Rudresh Agarwal, (11)
Crossland Services Private Limited, by its Director Mr. Rajesh Singh, (12)
Balashree Nirman LLP by its Designated Partner Mr. Anil Kumar Agarwal, (13)
Devmata Infrastructure LLP by its Designated Partner Smt. Kalyani Agarwal, (14)
Dibyajyoti Realcon LLP by its Designated Partner Smt. Sudha Agarwal, (15)
Evernice Builders LLP by its Designated Partner Mr. Rudresh Agarwal, (16)
Shivyogi Infrastructure LLP by its Designated Partner Mr. Ashok Kumar Agarwal, (17)
Swastik Projects Pvt. Ltd. by its Director Mr. Kiran Chand Lunawat, (18) **SPPL Developers LLP** by its Designated Partner Mr. Shanti Lal Bhansali, (19) **Kunal Housing Development Pvt. Ltd.** by its Director Mr. Shashank Bothra, (20)
Neptune Finance (India) Limited by its Director Mr. Kiran Chand Lunawat, (21)
Padma Mercantiles Private

SAWANKA DEVELOPERS LLP

Ratan Kumar Agarwal.
Designated Partner

PROTEX DEVELOPERS OPC PRIVATE LIMITED

Rudresh Agarwal
Director

CROSSLAND SERVICES PRIVATE LIMITED

Rajesh Singh
Director

BALASHREE NIRMAN LLP

Anil Kumar Agarwal.
Designated Partner

DEVMATTA INFRASTRUCTURE LLP

Kalyani Agarwal
Designated Partner

DIBYAJYOTI REALCON LLP

Sudha Agarwal
Designated Partner

EVERNICE BUILDERS LLP

Rudresh Agarwal
Designated Partner

SHIVYOGI INFRASTRUCTURE LLP

Ashok Kumar Agarwal
Designated Partner

For Swastik Projects Pvt. Ltd.

K.C. Khanna
Authorized Signatory

For SPPL Developers LLP

S.L. Bhansali
Designated Partner

For Kunal Housing Development Pvt. Ltd.

Shashank Bothra

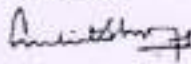
For Neptune Finance (India) Ltd.

K.C. Khanna
Authorized Signatory

For Padma Mercantiles Pvt. Ltd.

S.L. Bhansali
Authorized Signatory

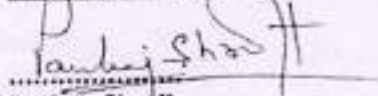
Limited by its Director Mr. Shanti Lal Bhansali, (22) **Welworth Capital Market Limited** by its Director Mrs. Champa Lunawat, (23) **Holytex Carpets Private Limited** by its Director Mr. Kiran Chand Lunawat, (24) **Dhanbridhi Traders Private Limited** by its Director Mr. Rachit Agarwal, (25) **Uniworth Realtor Private Limited** by its Director Mr. Kunal Lunawat, (26) **Dream Vinimay Private Limited** by its Director Mr. Sanjay Kumar Agarwal, (27) **Saranya Textiles Private Limited** by its Director Mr. Kamlesh Agarwal and (28) **Saharsh Real Estates LLP** by its Designated Partner Mr. Shanti Lal Bhansali at Kolkata in the presence of:


Advocate

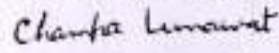
Rashi Agarwal.

Rashi Agarwal
4, Ho chi Minh Saroni
KBR complex, Kolkata 700071

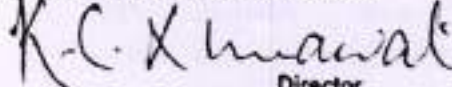
Drafted by me:


Pankaj Shroff
Advocate
Olisa House, 8th floor,
4 Government Place (North),
Kolkata-700001
Enrolment No. WB-904/1982

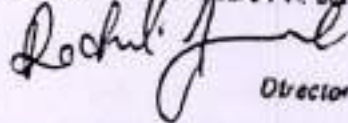
For Welworth Capital Market Ltd.


Champa Lunawat
Director / Authorized Signatory

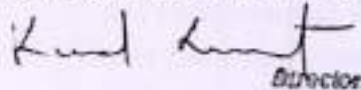
HOLYTEX CARPETS PVT. LTD.


K.C. Lunawat
Director

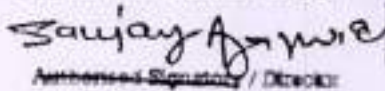
For Dhanbridhi Traders Pvt. Ltd


Rachit Agarwal
Director

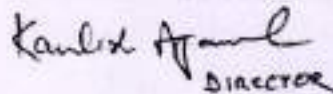
UNI WORTH REALTOR PVT. LTD.


Kunal Lunawat
Director.

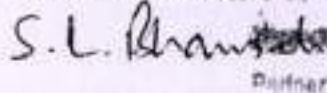
DREAM VINIMAY PVT. LTD.


Sanjay Kumar Agarwal
Authorized Signatory / Director












For SARANYA TEXTILES PVT. LTD.


Kamlesh Agarwal
Director

Saharsh Real Estate LLP













S.L. Bhansali
Partner

Finger prints of the above executant

					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
<i>Shival Mehta</i>					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little











Shival Mehta

Finger prints of the above executant

					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
<i>Avinash Mehta</i>					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

Avinash Mehta

Finger prints of the above executant

					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
<i>Rajnish Mehta</i>					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

