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Certified that the document is admitted to registration. The signature sheet, stamps and the stamp duty receipt, if any, are attached to this document and the same are part of this document.

Registrar, (S 7(2))  
District Sub Registrar-II  
North 24 Parganas, Barasat

**THIS INDENTURE** made this 20<sup>th</sup> day of December Two Thousand Nineteen  
**BETWEEN**

27 DEC 2019

Vishwan Chand Agarwal

155023



2105



Gourik Builders LLP

1425 Laskarhat

Tibjala

(Signature)

GOURIK BUILDERS LLP

Vishwan Chand Agarwal

Designated Partner

STORICK CONSTRUCTORS LLP

Vishwan Chand Agarwal

Authorised Signatory

19 DEC 2019

19 DEC 2019



2106

ACOTECH PLAZA PRIVATE LIMITED

Director/Authorised Signatory



Registrar WS 721

District Sub. Registrar II

24 Pgs (N) Berasat

20 DEC 2019

MAHAPATHA CONSTRUCTIONS

Designated Partner

Identified by me

(Signature)

CHRISHIKESH DASGUPTA

S/O Late Suman Das Gupta

6 Greek Church Row East

2nd Floor; Kalbajuri - 700026

Occ. Service

**(SMT.) ANJALI MANDAL** (alias Anjali Sardar alias Chotokhuki) (PAN: DUDPM3287D Aadhaar No.332478837323), daughter of Late Anath Sardar alias Late Kural Sardar residing at Dakshin Falti, Belyaghata Bridge, Falti, Banpur, Deganga, District North 24 Parganas, West Bengal, Pin-743423, hereinafter referred to as "**the VENDOR**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include her heirs successors legal representatives executors and administrators) of the **ONE PART; AND**

**(1) GOURIK BUILDERS LLP**, (PAN: AAUFG1556H, LLPIN: AAP-7400) a Limited Liability Partnership registered under the Limited Liability Partnership Act, 2008, having its office at No.1425, Laskarhat, Police Station and Post Office Tiljala, Kolkata 700039, represented by its Designated Partner, Mr.Vikram Chand Balchand Agarwal (PAN: AAQPA7628A, Aadhaar No.510931487266) son of Late Balchand Ramnarayan Agarwal, residing at "Maniam", Flat No.4B, 3/2A, Garcha First Lane, Police Station Gariahat, Post Office Ballygunge, Kolkata 700019, **(2) GAJPATI CONSTRUCTIONS LLP**, (PAN: AAUFG1694A, LLPIN: AAP-7201) a Limited Liability Partnership registered under the Limited Liability Partnership Act, 2008, having its registered office at No.1425, Laskarhat, Police Station and Post Office Tiljala, Kolkata 700039, represented by its authorised signatory Mr.Saswat Kumar Agarwal (PAN: BDHPA4103R, Aadhaar No.997592773138), son of Mr.Vijay Kumar Agarwal, residing at No.BJ-81, Salt Lake City, Sector II, Police Station East Bidhan Nagar and Post Office Sech Bhawan, Kolkata 700091, **(3) MAHAPITHA CONSTRUCTIONS LLP**, (PAN: ABLFM8325J, LLPIN: AAP-7399) a Limited Liability Partnership registered under the Limited Liability Partnership Act, 2008, having its office at No.1425, Laskarhat, Police Station and Post Office Tiljala, Kolkata 700039, represented by its Designated Partner Mr.Saswat Kumar Agarwal (PAN: BDHPA4103R, Aadhaar No. 997592773138), son of Mr. Vijay Kumar Agarwal, residing at No.BJ 81, Salt Lake City, Sector II, Police Station East Bidhan Nagar and Post Office Sech Bhawan Kolkata 700091, **(4) STORICK CONSTRUCTORS LLP**, (PAN: ADZFS6485K, LLPIN: AAN-4232) a Limited Liability Partnership registered under the Limited Liability Partnership Act, 2008, having its office at No.1425, Laskarhat, Police Station and Post Office Tiljala, Kolkata 700039, represented by its authorised signatory, Mr.Vikram Chand Balchand Agarwal (PAN: AAQPA7628A, Aadhaar No.510931487266) son of Late Balchand Ramnarayan Agarwal, residing at "Maniam", Flat No.4B, 3/2A, Garcha First Lane, Police Station Gariahat, Post Office Ballygunge, Kolkata 700019, **(5) TANSY WORTH LLP**, (PAN: AAPFT2347H, LLPIN: AAP-5116) a Limited Liability Partnership registered under the Limited Liability Partnership Act, 2008, having its registered office at No.NP Paschim Para, Saltee Plaza, Post Office Krishnapur, Police Station Rajarhat (now Newtown), Kolkata 700102, represented by its authorised signatory Mr.Saswat Kumar Agarwal (PAN: BDHPA4103R, Aadhaar No.997592773138), son of



2107

GAIPATI CONSTRUCTIONS LLP

agarwal

Authorised Signatory

~~Authorised Signatory~~

~~Worth LLP~~

Tansy Worth LLP

agarwal

Authorised Signatory

MAMAPITHA CONSTRUCTIONS LLP

agarwal

Designated Partner



2108

CHRISHIKESH DASGUPTA

24 Pqs (N) Barasat



2109

I identified by me

Crpt.

Registrar (N) 72)  
District Sub Registrar II  
24 Pqs (N) Barasat

20 DEC 2019

CHRISHIKESH DASGUPTA)

5/6th Floor, Mansarovar Das Gupta

6 Green Church Row E.P.

2<sup>nd</sup> Floor; Kal Kalda - 700 026

Occp. Sanyal

Mr. Vijay Kumar Agarwal, residing at No.BJ 81, Salt Lake City, Sector II, Police Station East Bidhan Nagar and Post Office Sech Bhawan, Kolkata 700091, and **(6) ACOTECH PLAZA PRIVATE LIMITED**, (PAN: AAOCA3461C, CIN: U45400WB2016PTC210238) a Company incorporated under the Companies Act, 1956, having its office at No.15/11/B, Chowbaga Road, Police Station and Post Office Tiljala, Kolkata 700039, represented by its Director, Mr.Rajat Agarwal (PAN: AHVPA8761E, Aadhaar No.205800661407) son of Vijay Kumar Agarwal, residing at "Tirumani", Flat No.1902, 19<sup>th</sup> Floor, 23A, Ashutosh Choudhary Avenue, Police Station and Post Office Ballygunge, Kolkata 700019, all hereinafter referred to as "**the PURCHASERS**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their and each of their respective successors or successors-in-interest and/or assigns) of the **OTHER PART**:

**WHEREAS:**

- A. The Vendor herein has held out, represented before and assured the Purchasers, inter alia, as follows:
- i) That the Vendor herein is seized and possessed of and/or otherwise well and sufficiently entitled as the sole and absolute owner / raiyat, amongst other properties, to **FIRSTLY ALL THAT** the piece and parcel of land containing an area of **0.0715 Sataks or 0.04325 Cottahs** being a divided and demarcated portion of **L.R.Dag No.231** (out of total area of 13 sataks comprised in the said Dag) **AND SECONDLY ALL THAT** the piece and parcel of land containing an area of **0.036 Sataks or 0.02178 Cottahs** being a divided and demarcated portion of **L.R.Dag No.233** (out of total area of 8sataks comprised in the said Dag), both under **L.R.Khatian No.2424** (in the name of Anjali Sardar) both aggregating to a total area of **0.1075 Sataks or 0.06503 Cottahs** in **Mouza Chakpachuria**, J.L. No.33, Police Station New Town (formerly Rajarhat), in the District of North 24Parganas, Sub-Registration Office ADSR, Rajarhat, (formerly Bidhannagar), fully described in the **SCHEDULE** hereunder written and hereinafter referred to as "**the SAID PROPERTY**";
  - ii) That the said Property is free from all encumbrances mortgages charges liens lispendens cases vestings attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars or bhagchasis acquisitions requisitions alignments and liabilities whatsoever or howsoever;





Registrar (WE 712)  
District Sub-Registrar II  
24 Pga (M) Hasat

20 DEC 2019

- iii) That the Vendor is in possession of the said Property without any disturbance obstruction claim or objection whatsoever from any person or persons;
- iv) That the Vendor has duly made payment of the Khajana in respect of the said Property;
- v) That no part or portion of the said Property has ever vested in the State under the provisions of the West Bengal Land Reforms Act, 1955 or any other act or statute applicable to the said Property nor is there any case pending under such Acts or Statutes;
- vi) That the Vendor never held nor holds any excess land within the meaning of the West Bengal Land Reforms Act, 1955 or the Urban Land (Ceiling & Regulation) Act, 1976 any other act or statute applicable to the said Property, nor did the predecessors-in-title or interest of the Vendor ever held any excess land within the meaning of the said Acts or any other act or statute applicable to the said Property;
- vii) That the said Property or any portion thereof is not affected by any notice or scheme or alignment of the Kolkata Metropolitan Development Authority or the Government or any other Public Body or Authority;
- viii) That no declaration has been made or published for acquisition or requisition of the said Property or any portion thereof under the Land Acquisition Act or any other Act for the time being in force and that the said Land or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any act or case whatsoever;
- ix) That the said Property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other Acts or Case or otherwise whatsoever or howsoever and there is no Certificate case or proceeding against the Vendor for realization of taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force;
- x) That there is no impediment or restriction under any law for the time being in force in the Vendor selling conveying and transferring the said Property unto and in favour of the Purchasers;

- xi) That no action, suit, appeal or litigation in respect of the said Property or in any way concerning the said Property or any part thereof has been or is pending or filed at any time heretofore and that no person has ever claimed any right title interest or possession whatsoever in the said Property or any part thereof nor sent any notice in respect thereof nor filed any suit or other legal proceeding in respect thereof nor is the Vendor aware of any such claim, notice, suit or proceeding and that save and except the Vendor, no other person can claim any right title or interest whatsoever in the said Property or any part thereof;
- xii) That the said Property or any part thereof is not affected by or subject to (a) any mortgage including mortgage by deposit of title deeds or anomalous mortgage under the Transfer of Property Act, (b) any charge lien lispendens or annuity, (c) any right of residence or maintenance under any testamentary disposition settlement or other documents or under any law, (d) any trust resulting or constructive arising under any debutter name benami transaction or otherwise, (e) any debutterwakf or devseva, (f) any attachment including attachment before judgement of any Court or authority, (g) any right of way water light support drainage or any other easement with any person or property, (h) any right of any person under any agreement or otherwise, (i) any burden or obligation other than payment of Khajana / Revenue, (j) any other encumbrance of any kind whatsoever or any decree or order including any injunction or prohibitory order.
- B. The Vendor, being in urgent need of money, approached the Purchasers and offered to sell the said Property and her share right title and interest therein to the Purchasers and relying on, amongst others, the representations assurances declarations and confirmations made and/or given by the Vendor as hereinbefore and also hereinafter contained and believing the same to be true and correct and acting on faith thereof, the Purchasers agreed to purchase and acquire the said Property from the Vendor absolutely and forever free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever and with "khas" peaceful vacant possession of the said Property.
- C. Dag Number 233 in Mouza Chakpachuria, J.L. No. 33, which amongst others also comprised a "Doba" was in the late Sixties filled-up and put to agricultural



use and is presently a consolidated piece of land with hutments on part thereof.

- D. The Purchasers have at or before execution of this deed of sale paid to the Vendor the entire amounts of the mutually agreed consideration and has called upon the Vendor to grant this conveyance in favour of the Purchasers.

**I. NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the sum of **Rs.2,13,781/= (Rupees Two Lakh Thirteen Thousand Seven Hundred Eighty one)** only of the lawful money of the Union of India in hand and well and truly paid and/or deemed to have been paid by the Purchasers to the Vendor at or before the execution hereof (the receipt whereof the Vendor doth hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof acquit release and forever discharge the Purchasers and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be) the Vendor doth hereby indefeasibly unconditionally and absolutely grant sell convey transfer assign and assure unto and to the Purchaser **All That the said Property**, fully mentioned and described in the **SCHEDULE** hereunder written with all ownership share rights title and interest to own hold possess use and enjoy the same **TOGETHER WITH** all ownership share rights title and interest whatsoever or howsoever of the Vendor (if any) in or upon in the said Dag/s and also in all roads, paths, and passages leading to and/or abutting and/or appertaining to the said Property and/or meant for beneficial use and enjoyment of the said Property or any of them **TOGETHER WITH** all and singular the intangible assets edifices fixtures gates courts courtyards compound areas sewers drains ways paths passages fences hedges ditches trees walls water water courses lights and all manner of former and other rights liberties benefits privileges easements quasi-easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **TOGETHER WITH** all legal incidence thereof **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof **AND** all the Raiyati and other estate right title interest use trust property claim and demand whatsoever both at law or in equity of the Vendor into out of or upon the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TOGETHER WITH** all deeds pattahs muniments writings and evidences of title in anywise relating to or connected with the said Property or any of them or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendor or

any person or persons from whom the Vendor may procure the same without any action or suit 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 other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars or bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever.

**II. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASERS** as follows:

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendor done committed executed or knowingly permitted or suffered to the contrary the Vendor are now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;
- (ii) **AND THAT** the Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;
- (iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendor has now good right full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured 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;
- (iv) **AND THAT** the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars or bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or

howsoever made or suffered by the Vendor or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendor or the Vendor's predecessors-in-title;

- (v) **AND THAT** the Purchasers shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendor and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages leases tenancies encumbrances restrictions restrictive covenants liens attachments lispendens uses debutters trusts bargadars or bhagchasis acquisition requisition alignment claims demands and liabilities whatsoever or howsoever created by the Vendor or any person or persons claiming as aforesaid;
- (vi) **AND THAT** the Vendor and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendor or the Vendor's predecessors-in-title 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 properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid as shall or may reasonably be required by the Purchasers or any of them;
- (vii) **AND THAT** the Vendor shall from time to time and at all times hereafter unless prevented by fire or other inevitable accident upon every reasonable requests and at the costs and expenses of the Purchasers or any of them produce or cause to be produced to the Purchasers or their agent or agents or any person or persons as the Purchasers or any of them may direct or appoint or in any suit or proceeding or otherwise the documents-of-title relating to the said Property, including the Parcha and those hereinbefore recited, which have not been expressly delivered by the Vendor to the Purchasers, and will permit such documents-of-title to be examined, inspected and given in evidence and

will also at the like requests and costs make and furnish such true or attested or otherwise copies of or extracts or abstracts from such documents of title as may be required by the Purchasers or any of them and will at all times hereafter keep such documents-of-title safe unobliterated and uncanceled;

(viii) **AND ALSO THAT** the Vendor shall at all times hereafter indemnify and keep saved harmless and indemnified the Purchasers and each of them and the Purchasers' successors or successors in title and interest against all losses, damages, costs, charges, expenses, claims, demands and consequences if any suffered by the Purchasers or any of them or the Purchasers' successors or successors in title or interest by reason of any defect in the title of the Vendor to the said Property or by reason of any of the representations declarations and assurances made and/or given by the Vendor to the Purchasers being found to be untrue, incorrect, false or misleading;

(ix) **AND ALSO THAT** notwithstanding anything elsewhere to the contrary contained in this deed or in the records of rights or anywhere else, it is hereby declared recorded and confirmed by the Vendor that the Vendor is hereby conveying unto the Purchaser all and whatever the Vendor's rights title and interest in the said Dag (mentioned in the Schedule hereunder written) to the end and intent that with effect from this day the Vendor shall stand fully divested of all the Vendor's rights title and interest in the said Dag and the Purchaser alone shall be the full and absolute owner thereof and in case any share right title or interest be found to be vested in the Vendor, then the same shall also be deemed to have been transferred and conveyed in favour of the Purchaser by these presents itself.

**III. AND THAT** the Vendor herein also declares and assures the Purchaser that the Vendor herein has no share right title or interest whatsoever in R.S. & L.R.Dag Nos.229, 235 and 236, major portions / shares whereof have been purchased by the Purchasers herein by three several deeds all dated 28<sup>th</sup> November 2019 and all registered in the office of District Sub-Registrar-II, North 24 Paraganas in Deed Nos.3495, 3498 and 3499 all for the year 2019, and that the Purchasers herein are the full and absolute owners thereof, absolutely and forever, free from all claims and demands of the Vendor herein and in case it be found or transpires that the Vendor had or has any share right title or interest whatsoever in the said Dags or any part thereof, then the same hereby stands transferred conveyed assigned assured released and relinquished in favour of the Purchaser by these presents and the consideration there for has been deemed and or shall be deemed to be included in the consideration paid by the Purchasers to the Vendor under these presents.



**IV. AND THE VENDOR DOETH HEREBY FURTHER DECLARE AND ASSURE THE PURCHASERS** as follows:

- i) **THAT** the Vendor is and shall always be liable for payment of all arrears of rates, taxes, khajana, land revenue and other outgoings and impositions payable in respect of the said Property for the period upto the date hereof, whether demanded or not till date by the authorities concerned, and all such outgoings shall be forthwith paid by the Vendor on a demand being made by the Purchasers and the Vendor shall indemnify and keep saved harmless and indemnified the Purchasers in respect thereof as also for all losses damages claims demands consequences and proceedings as may be suffered by the Purchasers due to non-payment or delay in payment thereof;
- ii) **AND THAT** the said Property is under the Vendor's' own direct possession and that there is no Bargadar or BhagChasi in the said Property or any part thereof;
- iii) **AND THAT** the Vendor has duly complied with all provisions of law before executing and registering these presents.
- iv) **AND THAT** the Vendor shall sign execute and deliver all papers documents instruments and writings and assist in all manner as may be required by the Purchasers herein from time to time for having the name of the Purchasers mutated in respect of the said Property hereby sold and conveyed.


**THE SCHEDULE ABOVE REFERRED TO:**

**(said Property)**

**FIRSTLY ALL THAT** the piece and parcel of land containing an area of **0.0715 Sataks** being a divided and demarcated portion of **L.R.Dag No.231** (out of total area of 13 sataks comprised in the said Dag) **AND SECONDLY ALL THAT** the piece and parcel of land containing an area of **0.0360 Sataks** being a divided and demarcated portion of **L.R.Dag No.233** (out of total area of 8 sataks comprised in the said Dag), both under **L.R.Khatian No.2424** (in the name of Anjali Sardar) both aggregating to a total area of **0.1075 Sataks**, in **Mouza Chakpachuria** (J.L.No.33), Police Station New Town (formerly Rajarhat), in the District of North 24-Parganas, Sub-Registration Office ADSR, Rajarhat, (formerly Bidhannagar), as delineated in the plan annexed hereto duly bordered thereon in "**RED**":

**Boundaries of Dag No.231:**

- On the North : Partly by Dag Nos. 229 and 230, (PURCHASER)
- On the South : By Dag No. 232, (PURCHASER)
- On the East : By Dag No. 235, and (PURCHASER)

  
 (Signature)  
 B. Anjali Sardar

Subram Choudhary Agrawal



On the West : By Dag No. 233. (PURCHASER)

**Boundaries of Dag No.233:**

On the North : By Dag No. 229, (PURCHASER)

On the South : Partly by Dag Nos. 1213 and 234, (PURCHASER)

On the East : Partly by Dag Nos. 231 and 232, and (PURCHASER)

On the West : By Dag No. 228. (PURCHASER)

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

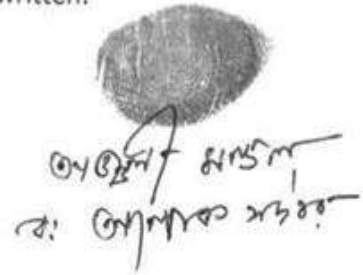
ଉତ୍ତରୀୟ ମାଲିକ  
 ବ: ଅମର କୁମାର

Vishram chand Agarwal

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

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

*Anindita Roy.*  
*Aloke Sarda*



**(Anjali Mandal)**

**SIGNED SEALED AND DELIVERED** by the Withinnamed **PURCHASERS** at **Kolkata** in the presence of:

*Aloke Sarda*  
*Vill+PO - Chakpanduria*  
*PS - New Town*  
*District - 24 PWS (North)*

*Anindita Roy.*  
*16, Krishnaram Bose St.*  
*Kolkata - 70004.*

MAHAPITHA CONSTRUCTIONS LLP  
*Sagarwal*  
Designated Partner

GAJPATI CONSTRUCTIONS LLP  
*Sagarwal*  
Authorised Signatory

ACOTECH PLAZA PRIVATE LIMITED  
*R. G. G. G.*  
Director/Authorised Signatory

Tansy Worth LLP  
*Sagarwal*  
Authorised Signatory

GOURIK BUILDERS LLP  
*Vishwan Choudhary*  
Designated Partner

STORICK CONSTRUCTORS LLP  
*Vishwan Choudhary*  
Authorised Signatory

**RECEIPT AND MEMO OF CONSIDERATION:**

**RECEIVED** on and from the withinnamed Purchasers the within mentioned sum of **Rs.2,13,781/- (Rupees Two Lakh Thirteen Thousand Seven Hundred Eighty one)** only by Cheque No.053695 dated 18<sup>th</sup> December 2019 drawn on Bank of Maharashtra, Salt Lake, Sector I Branch, Kolkata 700064, in favour of the Vendor being the consideration in full payable under these presents.

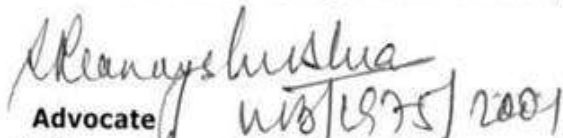
  
(Anjali Mandal)

**WITNESSES:**

1. Alok Sarad

2. Anindita Roy.

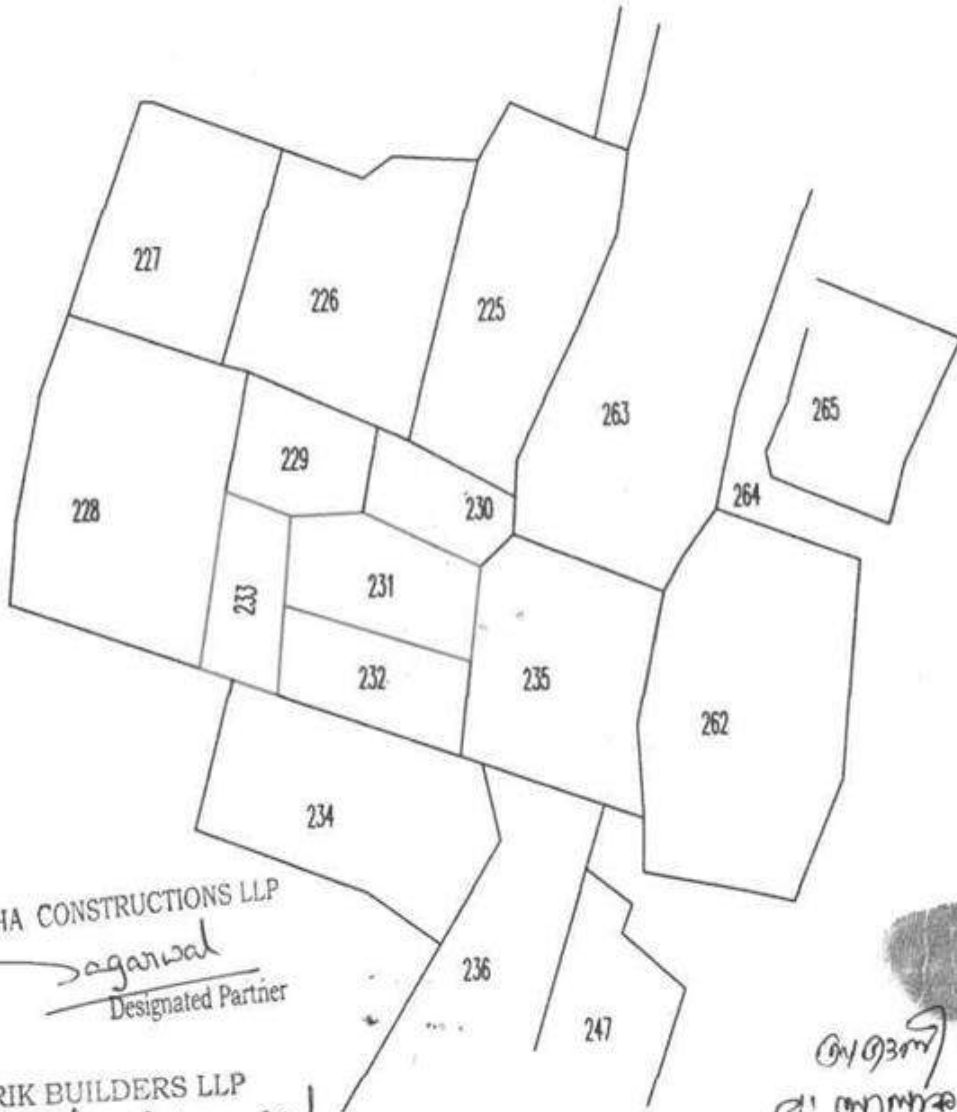
Drafted, read over and explained by  
me in Bengali Language to the Vendor,

  
Advocate  
High Court, Calcutta.

MAP OR PLAN FORMING PART OF THE FOREGOING DOCUMENT CONCERNING R.S. & L.R. DAG NO. 231 & 233 IN MOUZA - CHAKPACHURIA P.S.- RAJARHAT, J.L. NO.-33, IN THE DISTRICT OF 24 NORTH PARGANAS.



NOTE:- Outline of R.S. & L.R. Dag No. 231 & 233 shown within "RED" borders, out of which 0.0715 satak & 0.036 satak respectively is subject matter of foregoing document.



MAHAPITHA CONSTRUCTIONS LLP  
*Sagarwal*  
Designated Partner

GOURIK BUILDERS LLP  
*Vishwan Chand Agarwal*  
Designated Partner

GAJPATI CONSTRUCTIONS LLP  
*Sagarwal*  
Authorised Signatory

Tansy Worth LLP  
*Sagarwal*  
Authorised Signatory

STORICK CONSTRUCTORS LLP  
*Vishwan Chand Agarwal*  
Authorised Signatory

ACOTECH PLAZA PRIVATE LIMITED  
*R. Agarwal*  
Director/Authorised Signatory

*01/03/19 21:57m*  
*R. Agarwal*

**SPECIMEN FORM FOR TEN FINGERPRINTS**



*Murug Chand Agerswal*

|            |               |             |               |             |               |
|------------|---------------|-------------|---------------|-------------|---------------|
| LEFT HAND  | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB         |
|            |               |             |               |             |               |
| RIGHT HAND | THUMB         | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
|            |               |             |               |             |               |



*Sagarwal*

|            |               |             |               |             |               |
|------------|---------------|-------------|---------------|-------------|---------------|
| LEFT HAND  | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB         |
|            |               |             |               |             |               |
| RIGHT HAND | THUMB         | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
|            |               |             |               |             |               |



*R. A. G...*

|            |               |             |               |             |               |
|------------|---------------|-------------|---------------|-------------|---------------|
| LEFT HAND  | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB         |
|            |               |             |               |             |               |
| RIGHT HAND | THUMB         | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
|            |               |             |               |             |               |



|            |               |             |               |             |               |
|------------|---------------|-------------|---------------|-------------|---------------|
| LEFT HAND  | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB         |
|            |               |             |               |             |               |
| RIGHT HAND | THUMB         | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
|            |               |             |               |             |               |



*Handwritten notes in Hindi, possibly indicating the name of the person or the nature of the document.*



Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 192019200124975481

Payment Mode Online Payment

GRN Date: 19/12/2019 17:44:08

Bank : HDFC Bank

BRN : 975402290

BRN Date: 19/12/2019 17:46:15

DEPOSITOR'S DETAILS

Id No. : 15020001916016/5/2019

[Query No./Query Year]

Name : GOURIK BUILDERS LLP

Contact No. :

Mobile No. : +91 9903953188

E-mail :

Address : KOLKATA

Applicant Name : Org SARAOGI AND CO

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

| Sl. No. | Identification No.    | Head of A/C Description                  | Head of A/C        | Amount[ ₹] |
|---------|-----------------------|------------------------------------------|--------------------|------------|
| 1       | 15020001916016/5/2019 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 10709      |
| 2       | 15020001916016/5/2019 | Property Registration- Registration Fees | 0030-03-104-001-16 | 2156       |
| 3       | 15020001916016/5/2019 | Mutation/Conversion -Receipt             | 0029-00-800-028-27 | 240        |

In Words : Rupees Thirteen Thousand One Hundred Five only

Total

13105

231+233

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

DUDPM3287D



नाम / Name  
ANJALI MANDAL

पिता का नाम / Father's Name  
KURAL SARDAR

जन्म की तारीख / Date of Birth  
09/02/1955



हस्ताक्षर / Signature



आयकर अधिकारी  
व: आयकर अधिकारी



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1111/19411/01089

To  
Anjali Mandal  
অঞ্জলী মন্ডল

13/08/2014

DAKSHIN FALTI  
BELIYAGHATA BRIDGE  
Falti-Banpur  
Deganga, North 24 Parganas  
West Bengal - 743423



KL979984303FT

97998430



আপনার আধার সংখ্যা / Your Aadhaar No. :

**3324 7883 7323**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



অঞ্জলী মন্ডল  
Anjali Mandal  
পিতা : কুরাল সর্দার  
Father : KURAL SARDAR

জন্মতারিখ / DOB: 09/02/1955  
মহিলা / Female

**3324 7883 7323**



আধার - সাধারণ মানুষের অধিকার

অঞ্জলী মন্ডল  
ব: আধার সংখ্যা

231+233



GOURIK BUILDERS LLP  
*Muram chand Agarwal*  
Designated Partner



GOVERNMENT OF INDIA  
MINISTRY OF CORPORATE AFFAIRS  
Central Registration Centre

Form 16

[Refer Rule 11(3) of the Limited Liability Partnership Rules, 2009]  
CERTIFICATION OF INCORPORATION

LLP Identification Number: **AAP-7400**

It is hereby certified that GOURIK BUILDERS LLP is incorporated pursuant to section 12(1) of the Limited Liability Partnership Act, 2008.

Given under my hand at Manesar this Twenty fifth day of June Two thousand nineteen.



Ibson Shah  
ASST. REGISTRAR OF COMPANIES  
For and on behalf of the Jurisdictional Registrar of Companies  
Registrar of Companies  
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the LLP on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the LLP can be verified on [www.mca.gov.in](http://www.mca.gov.in)

Mailing Address as per record available in Registrar Office:

**GOURIK BUILDERS LLP**

**1425 LASKARHAT ROAD, KOLKATA, Kolkata, West Bengal, 700039, India**

GOURIK BUILDERS LLP

*Muhammad Choudhury Aggarwal*  
Designated Partner





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ADZF86485K



नाम / Name  
STORICK CONSTRUCTORS LLP

संस्थापित/Date of Incorporation  
15/10/2018

2500019



STORICK CONSTRUCTORS LLP

*Vishwanath Chandra Agarwal*  
Authorised Signatory



GOVERNMENT OF INDIA  
MINISTRY OF CORPORATE AFFAIRS  
Central Registration Centre

Form 16

[Refer Rule 11(3) of the Limited Liability Partnership Rules, 2009]  
CERTIFICATION OF INCORPORATION

LLP Identification Number: **AAN-4232**

It is hereby certified that **STORICK CONSTRUCTORS LLP** is incorporated pursuant to section 12(1) of the Limited Liability Partnership Act, 2008.

Given under my hand at Manesar this Fifteenth day of October Two thousand eighteen.

DS MINISTRY  
OF CORPORATE  
AFFAIRS 04

Avais Patwagar

For and on behalf of the Jurisdictional Registrar of Companies  
Registrar of Companies  
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the LLP on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the LLP can be verified on [www.mca.gov.in](http://www.mca.gov.in)

Mailing Address as per record available in Registrar Office:

**STORICK CONSTRUCTORS LLP**

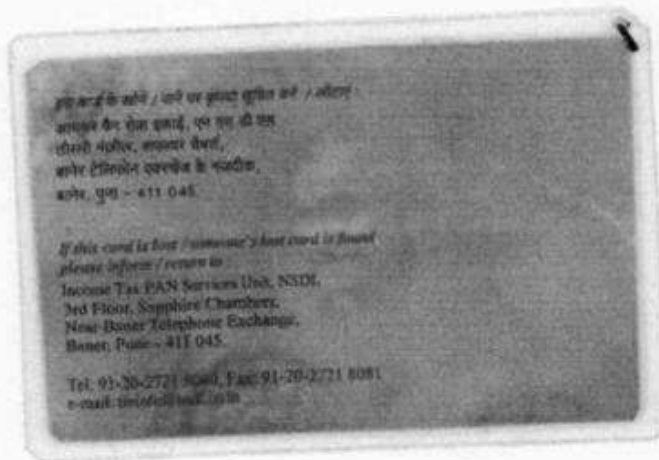
**1425 LASKARHAT\$KOLKATA\$Kolkata\$West Bengal\$700039\$India**

STORICK CONSTRUCTORS LLP

*Vishwan Chandra Agarwal*  
Authorised Signatory



Vikram Chand Agarwal





Vikram chand Agarwal



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AAUFG1694A

नाम / Name  
GAJPATI CONSTRUCTIONS LLP



गठना/स्थापना की तिथि  
Date Of Incorporation/Formation  
24/06/2019

06/7/2019

इस कार्ड के खोने/पहने या दुपट्टा क्षतिग्रस्त होने/खोने पर:

आयकर विभाग द्वारा प्रकाशित, एन एस डी यूएन  
पीओ स्ट्रीट, मंत्री स्टर्लिंग,  
प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, नज़द डीप बंगला चौक के पास,  
पुणे - 411 016.



If this card is lost / someone's lost card is found,  
please inform / return to :

Income Tax PAN Services Unit, NSDL  
4th Floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: tininfo@nsdl.co.in

GAJPATI CONSTRUCTIONS LLP

*Sagarwal*

Authorised Signatory





GOVERNMENT OF INDIA  
MINISTRY OF CORPORATE AFFAIRS  
Central Registration Centre

Form 16

[Refer Rule 11(3) of the Limited Liability Partnership Rules, 2009]  
CERTIFICATION OF INCORPORATION

LLP Identification Number: **AAP-7201**

It is hereby certified that GAJPATI CONSTRUCTIONS LLP is incorporated pursuant to section 12(1) of the Limited Liability Partnership Act, 2008.

Given under my hand at Manesar this Twenty fourth day of June Two thousand nineteen.

DIS REGISTRAR  
OF COMPANIES  
WEST BENGAL 01

SHIVARAJ C RANJERI  
ASST. REGISTRAR OF COMPANIES  
For and on behalf of the Jurisdictional Registrar of Companies  
Registrar of Companies  
Central Registration Centre


Disclaimer: This certificate only evidences incorporation of the LLP on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the LLP can be verified on [www.mca.gov.in](http://www.mca.gov.in)

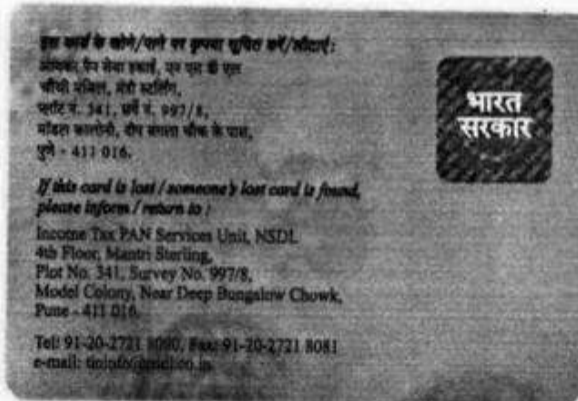
Mailing Address as per record available in Registrar Office:

**GAJPATI CONSTRUCTIONS LLP**

**1425 LASKARHAT ROAD, KOLKATA, Kolkata, West Bengal, 700039, India**

GAJPATI CONSTRUCTIONS LLP

  
Authorized Signatory



MAHAPITTHA CONSTRUCTIONS  
*Sagarwal*  
Designated Partner



GOVERNMENT OF INDIA  
MINISTRY OF CORPORATE AFFAIRS  
Central Registration Centre

Form 16

[Refer Rule 11(3) of the Limited Liability Partnership Rules, 2009]  
CERTIFICATION OF INCORPORATION

LLP Identification Number: **AAP-7399**

It is hereby certified that MAHAPITHA CONSTRUCTIONS LLP is incorporated pursuant to section 12(1) of the Limited Liability Partnership Act, 2008.

Given under my hand at Manesar this Twenty fifth day of June Two thousand nineteen.



SHIVARAJ C RANJERI  
ASST. REGISTRAR OF COMPANIES  
For and on behalf of the Jurisdictional Registrar of Companies  
Registrar of Companies  
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the LLP on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the LLP can be verified on [www.mca.gov.in](http://www.mca.gov.in)

Mailing Address as per record available in Registrar Office:

**MAHAPITHA CONSTRUCTIONS LLP**

**1425 LASKARHAT ROAD, KOLKATA, Kolkata, West Bengal, 700039, India**

MAHAPITHA CONSTRUCTIONS LLP  
*Sagarwal*  
Designated Partner



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
**AAPFT2437H**



नाम / Name

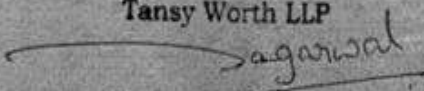
TANSY WORTH LLP

निगमन / गठन की तारीख

Date of Incorporation/Formation

04/06/2019

Tansy Worth LLP

  
Authorised Signatory



GOVERNMENT OF INDIA  
MINISTRY OF CORPORATE AFFAIRS  
Central Registration Centre

Form 16

[Refer Rule 11(3) of the Limited Liability Partnership Rules, 2009]  
CERTIFICATION OF INCORPORATION

LLP Identification Number: **AAP-5116**

It is hereby certified that TANSY WORTH LLP is incorporated pursuant to section 12(1) of the Limited Liability Partnership Act, 2008.

Given under my hand at Manesar this Fourth day of June Two thousand nineteen.

REGISTRAR  
OF COMPANIES  
WEST BENGAL

Wagh Tushar Mohan

For and on behalf of the Jurisdictional Registrar of Companies  
Registrar of Companies  
Central Registration Centre

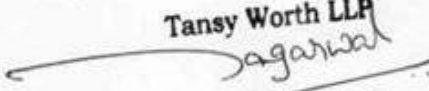
Disclaimer: This certificate only evidences incorporation of the LLP on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the LLP can be verified on [www.mca.gov.in](http://www.mca.gov.in)

Mailing Address as per record available in Registrar Office.

**TANSY WORTH LLP**

NP PASHCIM PARA, SALTEE PLAZA, KOLKATA, Kolkata, West Bengal, 700102, India

Tansy Worth LLP

  
Authorised Signatory



Sagarwal





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India  
Government of India

ভূমিকাত্তর আই ডি / Enrollment No.: 2189/70873/21709

To

শশ্বত কুমার আগরওয়াল

Saswat Kumar Agarwal

S/O Vijay Kumar Agarwal

Barsana B.J-81 Salt Lake City

Near Kathgola Island Salt Lake, Sector II

Kolkata

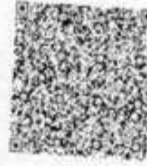
West Bengal 700091

9874061345

12/12/2011  
81335068



MD813350660FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

**9975 9277 3138**

আমার আধার, আমার পরিচয়



ভারত সরকার

Government of India



শশ্বত কুমার আগরওয়াল

Saswat Kumar Agarwal

পিতা : বিজয় কুমার আগরওয়াল

Father : Vijay Kumar Agarwal

জন্মতারিখ / DOB : 24/06/1994

পুরুষ / Male



**9975 9277 3138**

আমার আধার, আমার পরিচয়

*Sagarwal*

**आयकर विभाग**  **भारत सरकार**  
**INCOME TAX DEPARTMENT** **GOVT. OF INDIA**  
**ACOTECH PLAZA PRIVATE LIMITED**

**भारत सरकार**

11/03/2018  
 Permanent Account Number  
**AAOCA3461C**

12/03/2018

If this card is found/any one has found this card in hand,  
 please return it to the Income Tax Officer, ACOTech Plaza,  
 Plot No. 141, Survey No. 997/A,  
 Model Colony, Near Dairy Bungalow Chowk,  
 Pune - 411 016.

If this card is lost/anyone's has card in hand,  
 please return it to:  
 Income Tax Officer, ACOTech Plaza, NSIC,  
 5th Floor, Market Street,  
 Plot No. 141, Survey No. 997/A,  
 Model Colony, Near Dairy Bungalow Chowk,  
 Pune - 411 016.

Tel: 020-2721 8081

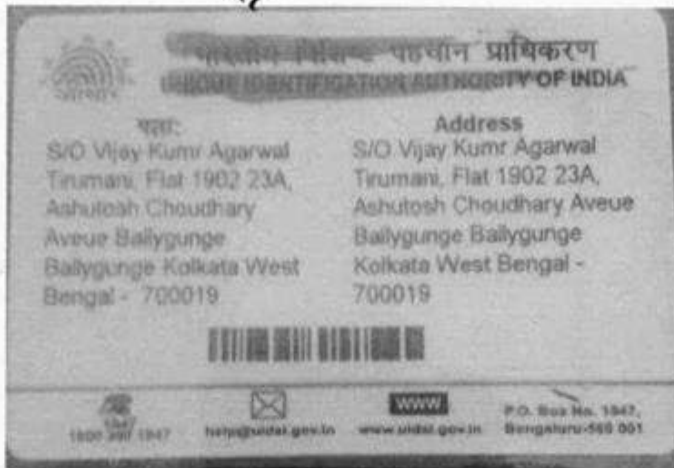
**ACOTECH PLAZA PRIVATE LIMITED**  
  
 Director/Authorized Signatory



*Rajat Agarwal*



*Rajat Agarwal*





ভাৰতের নিৰ্বাচন কমিশন  
পৰিচয় পত্ৰ  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

WB/23/149/186457



নিৰ্বাচকের নাম : ঋষিকেশ দাশগুপ্ত  
Elector's Name : Hrishikesh Dasgupta  
পিতার নাম : মনোতোষ দাশগুপ্ত  
Father's Name : Monotosh Dasgupta  
লিঙ্গ/Sex : পুং M  
জন্ম তারিখ  
Date of Birth : 03/01/1972


  
**ELECTION COMMISSION OF INDIA**  
 ভারতের নির্বাচন কমিশন  
**IDENTITY CARD WB/13/092/231165**




Voter's Name : **MONDAL ANJALI**  
 ভোটারের নাম : মন্ডল অঞ্জলী  
 Father/Mother :  
 Husband's Name : **SHAMBHU**  
 স্বামীর/মাতার নাম : শম্ভু  
 Sex : **M**  
 পল : পুরুষ  
 Date of Birth on 1.1.1995 : **38**  
 জন্মের তারিখ : ৩৮

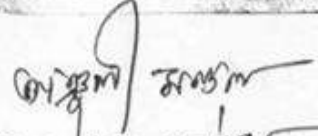
PART NO. 78  
**FALTI BELIAGHATA**  
**NORTH 24 - PARGANAS**

পত্র নং : ৭৮  
 ফাল্টি বেলাঘাটা  
 উত্তর ২৪ - পরগণা

  
 Facsimile Signature  
 Electoral Registration Officer  
 নির্বাচক-নিবন্ধন অধিকারিক

P.O. : **DEGANGA**      Assembly Constituency  
 ডিগ্রাংগা      বিধানসভা নির্বাচন কেন্দ্র

Place : **BARASAT**  
 স্থান : বরাসাত  
 Date : **23.03.95**  
 তারিখ : ২৩.০৩.৯৫

  
 ক. অঞ্জলী মন্ডল





GOVERNMENT OF INDIA

MINISTRY OF CORPORATE AFFAIRS

Registrar of Companies, Kolkata  
Nizam Palace , 2nd MSO Building , 2nd Floor , 234/4, A.J.C.Bose Road

Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 of the Companies Act, 2013 and rule 8 of the Companies (Incorporation) Rules, 2014]

I hereby certify that ACOTECH PLAZA PRIVATE LIMITED is incorporated on this Eleventh day of March Two Thousand Sixteen under the Companies Act, 2013 and that the company is limited by shares.

The CIN of the company is U45400WB2016PTC210238.

Given under my hand at Kolkata this Eleventh day of March Two Thousand Sixteen.



DIP NARAYAN CHOWDHURY  
Deputy Registrar of Companies  
West Bengal

Mailing Address as per record available in Registrar of Companies office:

ACOTECH PLAZA PRIVATE LIMITED  
20, NETAJI SUBHASH ROAD, 2ND FLOOR, BURRABAZAR,  
KOLKATA - 700001,  
West Bengal, INDIA



ACOTECH PLAZA PRIVATE LIMITED

Director/Authorised Signatory



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

TFE1424449



নির্বাচকের নাম : রাজত আগরওয়াল  
Elector's Name : Rajat Agarwal  
পিতার নাম : বিজয় কুমার আগরওয়াল  
Father's Name : Vijay Kumar Agarwal  
লিঙ্গ/Sex : পুং/M  
জন্ম তারিখ  
Date of Birth : 14/04/1987

TFE1424449

ঠিকানা:  
৩৩, টোলিগঞ্জ চৌকি রোড, কোলকাতা মিউনিসিপাল কর্পোরেশন, বেহালা, দক্ষিণ ২৪ পরগণা, ৭০০০৫৩

Address:  
33, TOLLYGUNGE CIRCULAR ROAD,  
KOLKATA MUNICIPAL CORPORATION  
BEHALA, SOUTH 24 PARGANAS,  
700053

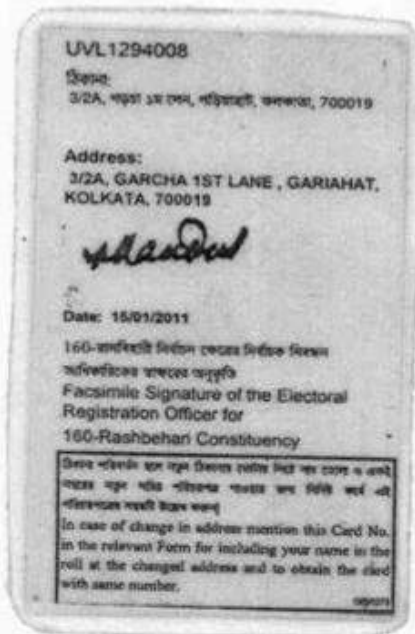
Date: 27/09/2010

153-বেহালা পূর্ব নির্বাচন ক্ষেত্রের নির্বাচন নিবন্ধন  
অফিসারের প্রকৃত স্বাক্ষর  
Facsimile Signature of the Electoral  
Registration Officer for  
153-Behala Purba Constituency

কোন পরিবর্তন হলে নতুন ঠিকানা যেটির নিকটই এই কার্ডের একটি  
নতুন নম্বর পত্রিকা পরিবর্তন পত্রের জন্য প্রাপ্ত হলে এই  
নিবন্ধনকার নতুন নম্বর গ্রহণ করুন।  
In case of change in address mention the Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.



Vikram Chand Agarwal



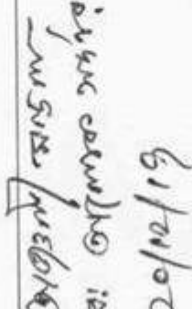


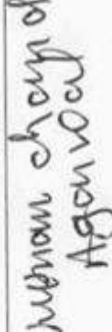




Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS, District Name :North 24-Parganas  
Signature / LTI Sheet of Query No/Year 15020001916016/2019



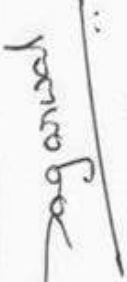


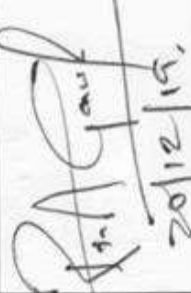


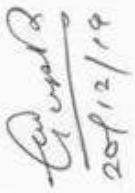
I. Signature of the Person(s) admitting the Execution at Private Residence.

| SI No. | Name of the Executant                                                                                                                                                                                             | Category                                                                                                     | Photo                                                                               | Finger Print                                                                         | Signature with date                                                                               |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| 1      | Mrs ANJALI MANDAL<br>Alias Mrs Anjali Sardar<br>Dakshin Falti,<br>Beliyaghata Bridge, Falti,<br>Banpur,, P.O:- Deganga,<br>P.S:- Deganga, District:-<br>North 24-Parganas,<br>West Bengal, India, PIN<br>- 743423 | Seller                                                                                                       |    |    | <br>20/12/19   |
| 2      | Mr Vikram Chand<br>Balchand Agarwal Flat<br>No. 4B, 3/2A, Garcha<br>First Lane, P.O:-<br>Ballygunge, P.S:-<br>Gariahat, District:-South<br>24-Parganas, West<br>Bengal, India, PIN -<br>700019                    | Represent<br>ative of<br>Buyer<br>[GOURIK<br>BUILDER<br>S LLP ]<br>[STORIC<br>K<br>CONSTR<br>UCTORS<br>LLP ] |  |  | <br>20/12/19 |



Query No:-15020001916016/2019, 20/12/2019 03:13:55 PM D.S.R. - II NORTH 24-PARGANAS

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

| SI No. | Name of the Executant                                                                                                                                                         | Category                                                                                                     | Photo                                                                               | Finger Print                                                                         | Signature with date                                                                               |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| 3      | Mr Saswat Kumar Agarwal No. BJ 81, Salt Lake City, Sector 2, P.O:- Sech Bhawan, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091              | Representative of Buyer<br>[GAJPATI CONSTRUCTIONS LLP]<br>[MAHAPITHA CONSTRUCTIONS LLP]<br>[TANSY WORTH LLP] |    |    | <br>20/12/19   |
| 4      | Mr Rajat Agarwal Flat No. 1902, 19th Floor, 23A, Asutosh Choudhary Avenue, P.O:- Ballygunge, P.S:- Ballygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700019 | Representative of Buyer<br>[ACOTECH PLAZA PRIVATE LIMITED]                                                   |  |  | <br>20/12/19 |
| SI No. | Name and Address of identifier                                                                                                                                                | Identifier of                                                                                                | Photo                                                                               | Finger Print                                                                         | Signature with date                                                                               |
| 1      | Hrshikesh Dasgupta Son of Manotosh Dasgupta 6 Greek Church Row, P.O:- Tollygunge, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026             | Mrs ANJALI MANDAL, Mr Vikram Chand Balchand Agarwal, Mr Saswat Kumar Agarwal, Mr Rajat Agarwal               |  |  | <br>20/12/19 |



Query No:-15020001916016/2019, 20/12/2019 03:13:55 PM D.S.R. - II NORTH 24-PARGANAS

DISTRICT SUB-  
REGISTRAR  
OFFICE OF THE D.S.R. -  
II NORTH 24-PARGANAS  
North 24-Parganas, West  
Bengal



## Major Information of the Deed

|                                         |                                                                                                                         |                                                                       |            |
|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|------------|
| Deed No :                               | I-1502-03619/2019                                                                                                       | Date of Registration                                                  | 27/12/2019 |
| Query No / Year                         | 1502-0001916016/2019                                                                                                    | Office where deed is registered                                       |            |
| Query Date                              | 13/12/2019 7:09:54 PM                                                                                                   | D.S.R. - II NORTH 24-PARGANAS, District: North 24-Parganas            |            |
| Applicant Name, Address & Other Details | SARAOGI AND CO<br>Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9564346783, Status :Solicitor firm |                                                                       |            |
| Transaction                             |                                                                                                                         | Additional Transaction                                                |            |
| [0101] Sale, Sale Document              |                                                                                                                         | [4308] Other than Immovable Property, Agreement [No of Agreement : 2] |            |
| Set Forth value                         |                                                                                                                         | Market Value                                                          |            |
| Rs. 2,13,781/-                          |                                                                                                                         | Rs. 2,13,781/-                                                        |            |
| Stampduty Paid(SD)                      |                                                                                                                         | Registration Fee Paid                                                 |            |
| Rs. 10,809/- (Article:23)               |                                                                                                                         | Rs. 2,184/- (Article:A(1), E, M(b), H)                                |            |
| Remarks                                 |                                                                                                                         |                                                                       |            |

### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria, JI No: 33, Pin Code : 700156

| Sch No | Plot Number | Khatian Number       | Land Use Proposed | Use ROR | Area of Land    | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|--------|-------------|----------------------|-------------------|---------|-----------------|-------------------------|-----------------------|---------------|
| L1     | LR-231      | LR-2424              | Bastu             | Danga   | 0.0715 Dec      | 1,42,190/-              | 1,42,190/-            |               |
| L2     | LR-233      | LR-2424              | Bastu             | Doba    | 0.036 Dec       | 71,591/-                | 71,591/-              |               |
|        |             | <b>TOTAL :</b>       |                   |         | <b>.1075Dec</b> | <b>2,13,781 /-</b>      | <b>2,13,781 /-</b>    |               |
|        |             | <b>Grand Total :</b> |                   |         | <b>.1075Dec</b> | <b>2,13,781 /-</b>      | <b>2,13,781 /-</b>    |               |

### Seller Details :

| SI No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <p><b>Mrs ANJALI MANDAL, (Alias: Mrs Anjali Sardar)</b><br/>                     Daugther of Late Anath Sardar Dakshin Falti, Beliyaghata Bridge, Falti, Banpur,, P.O:- Deganga, P.S:- Deganga, District:-North 24-Parganas, West Bengal, India, PIN - 743423 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: DUDPM3287D, Aadhaar No: 33xxxxxxx7323, Status :Individual, Executed by: Self, Date of Execution: 20/12/2019<br/>                     , Admitted by: Self, Date of Admission: 20/12/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/12/2019<br/>                     , Admitted by: Self, Date of Admission: 20/12/2019 ,Place : Pvt. Residence</p> |

**Buyer Details :**

| SI No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                         |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>GOURIK BUILDERS LLP</b><br>Office At No. 1425, Laskarhat, P.O:- Tiljala, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039 , PAN No.:: AAUFG1556H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative                   |
| 2     | <b>GAJPATI CONSTRUCTIONS LLP</b><br>Office At No. 1425, Laskarhat, P.O:- Tiljala, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039 , PAN No.:: AAUFG1694A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative             |
| 3     | <b>MAHAPITHA CONSTRUCTIONS LLP</b><br>Office At No. 1425, Laskarhat, P.O:- Tiljala, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039 , PAN No.:: ABLFM8325J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative           |
| 4     | <b>STORICK CONSTRUCTORS LLP</b><br>Office At No. 1425, Laskarhat, P.O:- Tiljala, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039 , PAN No.:: ADZFS6485K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative              |
| 5     | <b>TANSY WORTH LLP</b><br>Office At No. NP Paschim Para, Saltee Plaza, P.O:- Sech Bhawan, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700102 , PAN No.:: AAPFT2347H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |
| 6     | <b>ACOTECH PLAZA PRIVATE LIMITED</b><br>Office At No. 15/11/B, Chowbaga Road, P.O:- Tiljala, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039 , PAN No.:: AAOCA3461C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative  |

**Representative Details :**

| SI No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>Mr Vikram Chand Balchand Agarwal (Presentant )</b><br>Son of Mr Balchand Ram Narayan Agarwal Flat No. 4B, 3/2A, Garcha First Lane, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AAQPA7628A, Aadhaar No: 51xxxxxxxx7266 Status : Representative, Representative of : GOURIK BUILDERS LLP (as Designated Partner), STORICK CONSTRUCTORS LLP (as Authorised signatory)                        |
| 2     | <b>Mr Saswat Kumar Agarwal</b><br>Son of Mr Vijay Kumar Agarwal No. BJ 81, Salt Lake City, Sector 2, P.O:- Sech Bhawan, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BDHPA4103R, Aadhaar No: 99xxxxxxxx3138 Status : Representative, Representative of : GAJPATI CONSTRUCTIONS LLP (as Authorised Signatory), MAHAPITHA CONSTRUCTIONS LLP (as Designated Partner), TANSY WORTH LLP (as Authorised signatory) |
| 3     | <b>Mr Rajat Agarwal</b><br>Son of Mr Vijay Kumar Agar Flat No. 1902, 19th Floor, 23A, Asutosh Choudhary Avenue, P.O:- Ballygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHVPA8761E, Aadhaar No: 20xxxxxxxx1407 Status : Representative, Representative of : ACOTECH PLAZA PRIVATE LIMITED (as Director)                                                                                                |

**Identifier Details :**

| Name                                                                                                                                                                                      | Photo | Finger Print | Signature |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------|-----------|
| <b>Hrishikesh Dasgupta</b><br>Son of Manotosh Dasgupta<br>6 Greek Church Row, P.O:- Tollygunge,<br>P.S:- Tollygunge, District:-South 24-<br>Parganas, West Bengal, India, PIN -<br>700026 |       |              |           |
| Identifier Of Mrs ANJALI MANDAL, Mr Vikram Chand Balchand Agarwal, Mr Saswat Kumar Agarwal, Mr Rajat Agarwal                                                                              |       |              |           |

| Transfer of property for L1 |                   |                                                                                                                                                                                                                                      |
|-----------------------------|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Sl.No                       | From              | To. with area (Name-Area)                                                                                                                                                                                                            |
| 1                           | Mrs ANJALI MANDAL | GOURIK BUILDERS LLP-0.0119167 Dec,GAJPATI CONSTRUCTIONS LLP-0.0119167 Dec,MAHAPITHA CONSTRUCTIONS LLP-0.0119167 Dec,STORICK CONSTRUCTORS LLP-0.0119167 Dec,TANSY WORTH LLP-0.0119167 Dec,ACOTECH PLAZA PRIVATE LIMITED-0.0119167 Dec |
| Transfer of property for L2 |                   |                                                                                                                                                                                                                                      |
| Sl.No                       | From              | To. with area (Name-Area)                                                                                                                                                                                                            |
| 1                           | Mrs ANJALI MANDAL | GOURIK BUILDERS LLP-0.006 Dec,GAJPATI CONSTRUCTIONS LLP-0.006 Dec,MAHAPITHA CONSTRUCTIONS LLP-0.006 Dec,STORICK CONSTRUCTORS LLP-0.006 Dec,TANSY WORTH LLP-0.006 Dec,ACOTECH PLAZA PRIVATE LIMITED-0.006 Dec                         |

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria, JI No: 33, Pin Code : 700156

| Sch No | Plot & Khatian Number                  | Details Of Land                                                                                                            | Owner name in English as selected by Applicant |
|--------|----------------------------------------|----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| L1     | LR Plot No:- 231, LR Khatian No:- 2424 | Owner:অঞ্জলী সর্দার, Gurdian:অনাথ ,<br>Address:ফুলতী সর্দারপাড়া বারাসাত ,<br>Classification:ডাঙ্গা, Area:0.01000000 Acre, | Mrs ANJALI MANDAL                              |
| L2     | LR Plot No:- 233, LR Khatian No:- 2424 | Owner:অঞ্জলী সর্দার, Gurdian:অনাথ ,<br>Address:ফুলতী সর্দারপাড়া বারাসাত ,<br>Classification:ডোবা,                         | Mrs ANJALI MANDAL                              |

**Endorsement For Deed Number : I - 150203619 / 2019****On 20-12-2019****Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 16:45 hrs on 20-12-2019, at the Private residence by Mr Vikram Chand Balchand Agarwal ,.

**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 2,13,781/-

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

Execution is admitted on 20/12/2019 by Mrs ANJALI MANDAL, Alias Mrs Anjali Sardar, Daughter of Late Anath Sardar, Dakshin Falti, Belyaghata Bridge, Falti, Banpur,, P.O: Deganga, Thana: Deganga, , North 24-Parganas, WEST BENGAL, India, PIN - 743423, by caste Hindu, by Profession Others

Indetified by Hrishikesh Dasgupta, , , Son of Manotosh Dasgupta, 6 Greek Church Row, P.O: Tollygunge, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by profession Service

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

Execution is admitted on 20-12-2019 by Mr Saswat Kumar Agarwal, Authorised Signatory, GAJPATI CONSTRUCTIONS LLP, Office At No. 1425, Laskarhat, P.O:- Tiljala, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039; Authorised signatory, TANSY WORTH LLP, Office At No. NP Paschim Para, Saltee Plaza, P.O:- Sech Bhawan, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700102; Designated Partner, MAHAPITHA CONSTRUCTIONS LLP, Office At No. 1425, Laskarhat, P.O:- Tiljala, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039

Indetified by Hrishikesh Dasgupta, , , Son of Manotosh Dasgupta, 6 Greek Church Row, P.O: Tollygunge, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by profession Service

Execution is admitted on 20-12-2019 by Mr Rajat Agarwal, Director, ACOTECH PLAZA PRIVATE LIMITED, Office At No. 15/11/B, Chowbaga Road, P.O:- Tiljala, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039

Indetified by Hrishikesh Dasgupta, , , Son of Manotosh Dasgupta, 6 Greek Church Row, P.O: Tollygunge, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by profession Service

Execution is admitted on 20-12-2019 by Mr Vikram Chand Balchand Agarwal, Authorised signatory, STORICK CONSTRUCTORS LLP, Office At No. 1425, Laskarhat, P.O:- Tiljala, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039; Designated Partner, GOURIK BUILDERS LLP, Office At No. 1425, Laskarhat,, P.O:- Tiljala, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039

Indetified by Hrishikesh Dasgupta, , , Son of Manotosh Dasgupta, 6 Greek Church Row, P.O: Tollygunge, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by profession Service

**Amitava Dutta**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - II NORTH 24-**  
**PARGANAS**  
**North 24-Parganas, West Bengal**

**On 23-12-2019**

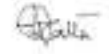
**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,184/- ( A(1) = Rs 2,138/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 2,156/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 19/12/2019 5:46PM with Govt. Ref. No: 192019200124975481 on 19-12-2019, Amount Rs: 2,156/-, Bank:  
HDFC Bank ( HDFC0000014), Ref. No. 975402290 on 19-12-2019, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,709/- and Stamp Duty paid by by online = Rs 10,709/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/12/2019 5:46PM with Govt. Ref. No: 192019200124975481 on 19-12-2019, Amount Rs: 10,709/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 975402290 on 19-12-2019, Head of Account 0030-02-103-003-02



**Amitava Dutta**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - II NORTH 24-**  
**PARGANAS**  
**North 24-Parganas, West Bengal**

**On 27-12-2019****Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,184/- ( A(1) = Rs 2,138/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 28/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,709/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 155023, Amount: Rs.100/-, Date of Purchase: 19/12/2019, Vendor name: Suranjan Mukherjee



**Amitava Dutta**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - II NORTH 24-**  
**PARGANAS**  
**North 24-Parganas, West Bengal**

**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1502-2019, Page from 109860 to 109911**

**being No 150203619 for the year 2019.**



**(Amitava Dutta) 2019/12/31 12:39:26 PM**

**DISTRICT SUB-REGISTRAR**

**OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS**

**West Bengal.**

**(This document is digitally signed.)**