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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AC 550082

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THIS INDENTURE made this 29th day of November Two Thousand Nineteen
BETWEEN (1a) BASUDEB SARDAR (PAN: MISPS2936M, Adhaar Card No. 744598996336) son of Late Nabin alias Navin alias Nobin Sardar alias Sarder and grandson of Late Prahallad Sardar, residing at village Chakpachuria, Post office Chakpachuria and Police Station New Town, District North 24 Parganas, West Bengal
(1b) (SMT.) BAMANI SARDAR (PAN: MISPS2938F, Adhaar Card No. 681692110002) wife of Late Tarapada Sardar residing at Village & Post Office Chakpachuria, Police Station New Town, District 24 Parganas (North), West Bengal, **(1c) UTTAM SARDAR** (PAN: MISPS2940D, Adhaar Card No. 665712172456) son of Late Tarapada Sardar

Certified that the document is admitted to registration. The signatures sheet / sheets and the endorsement sheet / sheets attached to this document are the part of this document.

Registrar U/S 7(2)
 District Sub Registrar-II
 North 24 Parganas, Berasat

16 DEC 2019

141739

Sl. No.
Name : S. C. SAHA, Advocate
Address : Sealdah Police Court, Kolkata
Rs :-
Kolkata Collectorate
11, N. G. Subhas Rd.
Date..... **15 NOV 2019**
Arup Kr. Saha
Licensed Stamp
Vendor

Vishram chand Agarwal

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GOURIK BUILDERS LLP

Vishram chand Agarwal
Authorized Signatory

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GAJPATI CONSTRUCTIONS LLP

2 *Laccagupta*
Designated Partner

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MAHAPITHA CONSTRUCTIONS LLP

3 *Sagarwal*
Authorized Signatory



Registrar D/S 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

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and grandson of Late Nabin alias Navin alias Nobin Sardar alias Sarder, all residing at Village & Post Office Chakpachuria, Police Station New Town, District 24 Parganas (North), West Bengal, **(1d) KISHORE SARDAR** (PAN: IOVPS2298K, Adhaar Card No. 528156991723) son of Late Tarapada Sardar and grandson of Late Nabin alias Navin alias Nobin Sardar alias Sarder, residing at Village & Post Office Chakpachuria, Police Station New Town, District 24 Parganas (North), West Bengal, **(1e) (SMT.) HARANI SARDAR** (PAN: MFOPS0564L, Adhaar Card No. 260800083091) wife of Tarak Sardar and daughter of Late Tarapada Sardar, residing at Uriapara, Machibhanga, District 24 Parganas (South), West Bengal, **(1f) (SMT.) ANJALI SARDAR** (PAN: LMKPS7026K, Adhaar Card No. 861709694895) wife of Late Sahadeb Sardar, Post Office Bishnupur and Police Station Rajarhat North 24 Parganas, West Bengal **(1g) ALOKE SARDAR** (PAN: CTSPS8218M, Adhaar Card No. 738921510786) son of Late Sahadeb Sardar and Anjali Sardar, Post Office Bishnupur and Police Station Rajarhat North 24 Parganas, West Bengal **(1h) (SMT.) SUJATA SARDAR** (PAN: LKBPS6106H, Adhaar Card No. 974308517608) daughter of Late Sahadeb Sardar and Anjali Sardar, Post Office Bishnupur and Police Station Rajarhat North 24 Parganas, West Bengal, **(1i) (SMT.) NAMITA SARDAR** (PAN: MGMPS4667K, Adhaar Card No. 250544789734) wife of Late Monimohan Sardar, daughter of Krishna Sardar, residing at village & Post office Chakpanchuria, Police Station New Town, District North 24 Parganas, West Bengal, **(1j) RABINDRANATH SARDAR** (PAN: DBKPS9131L, Adhaar Card No. 734917390844) son of Late MoniMohan Sardar and Namita Sardar residing at village & Post office Chakpanchuria, Police Station New Town, District North 24 Parganas, West Bengal, **(1k) (SMT.) KALPANA SARDAR** (PAN: MINPS0347F, Adhaar Card No. 560221412038) daughter of Late Monimohan Sardar and Namita Sardar residing at Kulberia, Post office Kulberia and Police Station KLC (formerly Bhangar), District South 24 Parganas, West Bengal. **(1l) (SMT.) CHAMPA KAYPUTRA** (PAN: IZQPK4614B, Voter ID Card No. WB/13/092/102280) daughter of Monimohan Sardar and wife of Provas Kayputra residing at village & Post office Chakpanchuria, Police Station New Town, District North 24 Parganas, West Bengal, **(1m) (SMT.) GANGA KAHAR nee SARDAR** (PAN: IEOPK3417K, Adhaar Card No. 208163218556) daughter of Late Anath Sardar son of Late Prahallad Sardar residing at Mukundapur, Khalisadi, Post Office Khalisadi and Police Station Haroa, District North 24 Parganas, West Bengal **(1n) CHANDICHARAN MANDAL** (PAN: FJIPM4860E, Adhaar Card No. 249700566878) son of Late Damini Mondal, daughter of Late Anath Sardar residing at village & Post office Chakpanchuria, Police Station New Town, District North 24 Parganas, West Bengal, **(1o) RAJKUMAR SARDAR** (PAN: MFOPS0561R, Adhaar Card No. 531567681095) son of Haren Sardar and Late Kajol Sardar (Mondal) residing at village & Post office Chakpanchuria, Police Station New Town, District North 24 Parganas, West Bengal, **(1p) BASUDEB SARDAR** (PAN: DWNPS2899D, Ration Card No. 187950) son of Haren Sardar and Late Kajol Sardar (Mondal) residing at village Kaipul, Post Office and Police

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4 **STORICK CONSTRUCTORS LLP**
Samer V. Agard
Authorized Signatory *Palm*

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5 **Tansy Worth LLP**
Lee Gumb
Authorized Signatory *Palm*

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

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1a **বাকুলদেব অর্জুন**
ব: কালি অর্জুন

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1b **বালকলি অর্জুন**
ব: কালি অর্জুন

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1c **উত্তম অর্জুন**



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Station Barasat, District North 24 Parganas, West Bengal, **(1q) SOHADEB MONDAL** (PAN: FRYPM9383N, Adhaar Card No. 377392995720) son of Late Sibud Mondal and Late Damini Mondal, daughter of Late Anath Sardar residing at village & Post office Chakpanchuria, Police Station New Town, District North 24 Parganas, West Bengal, **(1r) GUYERAM SARDAR** (alias Guhiram) (PAN: IQGPS7417P, Adhaar Card No. 300399406857) son of Late Lakshman Sardar and grandson of Late Prahallad Sardar residing at village & Post office Chakpanchuria, Police Station New Town, District North 24 Parganas, West Bengal, **(1s) PHOOL KUMAR SARDAR** (alias Phul Kumar or Fulkumar) (PAN: KJAPS7016F, Adhaar Card No. 991612642216) son of Nayan Sardar and grandson of Late Prahallad Sardar residing at village & Post office Chakpanchuria, Police Station New Town, District North 24 Parganas, West Bengal, **(1t) RAJYA SARDAR** (alias Rajeshwar) (PAN: HESPS2340L, Adhaar Card No. 807448989167) son of Nayan Sardar and grandson of Late Prahallad Sardar residing at village & Post office Chakpanchuria, Police Station New Town, District North 24 Parganas, West Bengal, **(1u) MIHTUN SARDAR** (alias Mithun) (PAN: GWCP59603D, Adhaar Card No. 486094224762) son of Late Dakeswar Sardar and grandson of Nayan Sardar residing at village & Post office Chakpanchuria, Police Station New Town, District North 24 Parganas, West Bengal, **(1v) MADHAB SARDAR** (alias Madhu) (PAN: HTVPS4826P, Adhaar Card No. 474057062456) son of Late Dakeswar Sardar and grandson of Nayan Sardar residing at village & Post office Chakpanchuria, Police Station New Town, District North 24 Parganas, West Bengal, **(2a) (SMT.) PRADIBALA SARDAR** (PAN: KBUPS7782C, Adhaar Card No. 662742378967) wife of Late Sadhan Sardar, residing at Village Patharghata and Post Office Chakpanchuria, Police Station New Town, District North 24 Parganas, West Bengal, **(2b) MANTU SARDAR** son of Late Sadhan Sardar (PAN: DBKPS9137N, Voter Id Card No. GGC3653060), residing at Sardar Para, Patharghata, Post Office Chakpanchuria, Police Station New Town, North 24 Parganas, West Bengal, **(2c) (SMT.) ARATI SARDAR** (alias Rasabala) (PAN: MINPS0350L, Adhaar Card No. 596893264607) wife of Sambhu Sardar and daughter of Late Sadhan Sardar, residing at AG-169, Sardar Para, Krishnapur, Rajarhat, Gopalpur, Post Office Krishnapur Ghoshpara and Police Station Baguiati, North 24 Parganas, West Bengal, **(2d) (SMT.) SONALI MONDAL** (alias Jasoda) (PAN: DHTPM6617Q, Adhaar Card No. 786384822388) wife of Raju Mondal and daughter of Late Sadhan Sardar, residing at Gobindra nagar, Gouranga nagar, New Town, Aswini nagar, Post Office Chakpanchuria, Police Station New Town, North 24 Parganas, West Bengal, **(2e) (SMT.) BASANTI SARDAR** (alias Fuli) (PAN: MISPS2943A, Adhaar Card No. 771321647925) wife of Khagen Sardar and daughter of Late Sadhan Sardar residing at Village and Post Office Chakpanchuria, Police Station New Town, District North 24 Parganas, West Bengal, **(2f) NEPAL SARDAR** (alias Nepal) (PAN: FOHPS1146P, Voter Id Card No. WB/20/091/684484) son of Duranta Sardar and Late Lichubala Sardar, residing at Part No. 229, Patharghata, Post Office Chakpanchuria, Police Station New Town, North 24



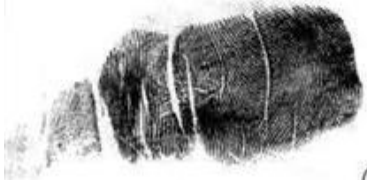
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1 d ବିକ୍ରୟକାରୀ



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1 e ଅନ୍ତର୍ଗତ ଅନ୍ତର୍ଗତ
ବ: ଅନ୍ତର୍ଗତ ଅନ୍ତର୍ଗତ



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1 f ଅନ୍ତର୍ଗତ ଅନ୍ତର୍ଗତ
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1 g Alok Saradar



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1 h Sujata Saradar



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Parganas, **(2g) GOPAL SARDAR** (PAN: MFAPS1773R, Voter Id Card No. GGC3652724) son of Duranta Sardar and Late Lichubala Sardar residing at Sardar Para, Patharghata, Post Office Chakpachuria, Police Station New Town, North 24 Parganas, West Bengal, **(2h) (SMT.) JHUPRI SARDAR** (PAN: JVQPS6378F, Adhaar Card No. 396124299033) wife of Mohan Sardar and daughter of Late Duranta Sardar and Late Lichubala Sardar, residing at Uttar Chakpachuria, Post Office Chakpachuria, Police Station New Town, North 24 Parganas, West Bengal, **(2i) (SMT.) CHANO SARDAR** (PAN: JZOPS6039H, Adhaar Card No. 913733716409) wife of Palan Sardar and daughter of Late Duranta Sardar and Late Lichubala Sardar, residing at Chakpachuria, Post Office Chakpachuria, Police Station New Town, North 24 Parganas, West Bengal, **(2j) (SMT.) LAKSHMI SARDAR** (PAN: JHXPS6621G, Adhaar Card No. 738482507813) wife of Ananda Sardar and daughter of Late Duranta Sardar and Late Lichubala Sardar, residing at Chakpachuria, Post Office Chakpachuria, Police Station New Town, North 24 Parganas, West Bengal, **(2k) (SMT.) GITA BISWAS** (PAN: CMXPB2137G, Adhaar Card No. 662259113985, Mobile No. 6289458020) wife of Narayan Biswas and daughter of Late Duranta Sardar and Late Lichubala Sardar, residing at Hatiara Road, Helabatala, Rajarhat, Gopalpur, Post Office Krishnapur Ghoshpara and Police Station Baguiati, North 24 Parganas, West Bengal, **(2l) (SMT.) GOURI SARDAR** (PAN: KEVPS9172G, Adhaar Card No. 971898602527) wife of Ashtopada Sardar and daughter of Late Duranta Sardar and Lichubala Sardar, residing at Sardar Para, Rajarhat, Gopalpur, Hatiara, Post Office Krishnapur Ghoshpara and Police Station Baguiati, North 24 Parganas, West Bengal, **(2m) (SMT.) SHYAMALI SARDAR** (alias Hansi) (PAN: MFOPS0572L, Adhaar Card No. 265213773042) wife of Sujoy Sardar and daughter of Late Duranta Sardar and Late Lichubala Sardar, residing at Deeshari Apartment, Sardar Para, Pandit Batala, Rajarhat Gopalpur, Hatiara, Post Office Krishnapur Ghoshpara and Police Station Baguiati, North 24 Parganas, West Bengal and **(2n) (SMT.) GITA SARDAR** (alias Sita) (PAN: HADPS9178B, Adhaar Card No. 323362434885) wife of Khagen Sardar and daughter of Late Duranta Sardar and Lichubala Sardar residing at Hatiara, Post Office Krishnapur Ghoshpara and Police Station Baguiati, Kolkata 700157, North 24 Parganas, West Bengal, **(3a) LAKSHMI** (alias Lakhi) **SARDAR** (PAN: JZOPS6010L, Adhaar Card No.653738373809, Mobile No.6289942530) son of Late Fani Sardar, residing at Village Patharghata and Post Office Chakpachuria, Police Station New Town, District North 24 Parganas, Kolkata 700156, West Bengal, **(3ai) ASHOK SARDAR** (PAN: CHLPS3285F, Adhaar Card No. 886661899473) son of Lakshmi Sardar and grandson of Fani Sardar, residing at village and Post office Chakpachuria, Police Station New Town, District North 24 Parganas, West Bengal **(3b) TUFAN SARDAR** son of Late Bechu or Bachu Sardar also known as Bechuram Sardar (PAN: HBWPS4057M, Adhaar Card No. 583230334627), residing at Chakpachuria, Post office Chakpachuria, Police Station New Town, North 24 Parganas, West Bengal, **(3c) SUKUMAR SARDAR** (PAN: EQBPS8640K, Adhaar Card No. 577055840207) son of Late Bechu or Bachu



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।। ବାସ୍ତବ୍ୟ ଉପହାର
ବା: କାନ୍ତି ଉପହାର



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।। ଚଳା ବାସ୍ତବ୍ୟ
ବା: କାନ୍ତି ଉପହାର



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।। ମାତ୍ର ବାସ୍ତବ୍ୟ
ବା: କାନ୍ତି ଉପହାର



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।। ଚଳା ବାସ୍ତବ୍ୟ
ବା: କାନ୍ତି ଉପହାର



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।। ଚଳା ବାସ୍ତବ୍ୟ



Registrar US 7(2)
District Sub-Registrar II
24 Pgs (N) Barasat

~~30 DEC 2019~~

30 NOV 2019

Sardar, residing at Chakpachuria, Post office Chakpachuria, Police Station New Town, North 24 Parganas, West Bengal, **(3d) (Smt.) PUSHPA RANI SARDAR** (alias Puspa) (PAN: MFAPS1777M, Voter ID No. GGC4159059) wife of Tapan Sardar and daughter of Late Bechuram Sardar, residing at 132 Paschim Para, Chotto Chandpur, Rajarhat, Bishnupur, Post Office Chandpur, Police Station Rajarhat, North 24 Parganas, West Bengal, **(3e) (Smt.) ARCHANA SARDAR** (alias Sabita) (PAN: JYFPS3176B, Adhaar Card No. 812457215488) wife of Kanai Sardar and daughter of Late Bechuram Sardar, residing at Chandpur, Sardar Para, Champagachi, Post Office Chandpur and Police Station Rajarhat, North 24 Parganas, West Bengal, **(3f) (Smt.) SHUCHINA SARDAR** (PAN: JNUPS8261M, Adhaar Card No. 440774238566) wife of Ashoke Sardar and daughter of Late Bacha Ram Sardar, residing at No. 141, Feeder Road, Post Office and Police Station Belghoria, Kolkata700056, District North 24 Parganas, West Bengal, **(3g) GANESH SARDAR** (PAN: DJAPS6364F, Adhaar Card No. 476608286217) son of Late Raghunath Sardar, residing at Chandpur, Champagachi, Post Office Chandpur and Police Station Rajarhat, North 24 Parganas, West Bengal, **(3h) (Smt.) BHARUI SARDAR** (PAN: IIWPS1444G, Adhaar Card No. 286667306913) wife of Late Raghunath Sardar, residing at Chota Chandpur, Post Office Chandpur and Police Station Rajarhat, North 24 Parganas, West Bengal, **(3i) (Smt.) SIKHA HALDAR** (also Halder) (PAN: APGPH9053P, Adhaar Card No. 468903218822) wife of Sanjay Halder and daughter of Late Raghunath Sardar, residing at No. 21/6, Nilmoni Mitra Road, Post Office and Police Station Cossipore, Kolkata 700002, West Bengal, **(3j) SONA SARDAR** (PAN: JZNPS9635A, Adhaar Card No. 805390829821) son of Late Smt. Angurbala Sardar and Burol Sardar also known as Kuro Sardar, residing at Champagachhi, Post Office Chandpur, Police Station Rajarhat, Kolkata 700135, North 24 Parganas, **(3k) (Smt.) SANKARI SARDAR** (PAN: JZNPS9634B, Adhaar Card No. 584780759787) wife of Kumar Sardar and daughter of Late Angurbala Sardar and Late Burol Sardar also known as Kuro Sardar and also known as Puro Sardar, residing at Champagachhi, Post Office Chandpur, Police Station Rajarhat, Kolkata 700135, North 24 Parganas, **(3l) (Smt.) ARCHANA SARDAR** (alias HARANI) (PAN: DUEPS7196J, Adhaar Card No. 584346726840) wife of Prabir Sardar and daughter of Late Angurbala Sardar and Puro or Kuro or Buruol Sardar, residing at Sardar Para, Champagachhi, Post Office Chandpur, Police Station Rajarhat, Kolkata 700135, North 24 Parganas, **(3m) (Smt.) SANDHYA BASAK** (PAN: DSRPB5622K, Adhaar Card No. 222854559923) wife of Sona Basak and daughter of Late Angurbala Sardar and Kuro Sardar, residing at Sardar Para, Champagachhi, Post Office Chandpur, Police Station Rajarhat, Kolkata 700135, North 24 Parganas, **(3n) BAPI SARKAR** (PAN: IRNPS7786F, Adhaar Card No. 200047313552) also known as Bapi Sardar son of Smt. Sashti Sardar and Rabi Sarkar also known as Robi Sarkar residing at Roydanga, Durgapur 713201, Post Office and Police Station Durgapur, District Burdwan, West Bengal, **(3o) (Smt.) RUMITA SARKAR** (PAN: LGTPS7181J, Adhaar Card No. 745687550854, Mobile No.



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1 p - ବାସୁଦେବ ଅବଧାର
ବ: ଜାଣିତ ଅବଧାର



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1 q - ଅକ୍ଷୟ ଚନ୍ଦ୍ର
ବ: ଜାଣିତ ଅବଧାର



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1 r - ବୃନ୍ଦାବନ ଅବଧାର
ବ: ଜାଣିତ ଅବଧାର



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1 s - ହରିହର ଅବଧାର
ବ: ଜାଣିତ ଅବଧାର



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1 t - ରାଜା ଅବଧାର
ବ: ଜାଣିତ ଅବଧାର



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1 u - ସିଦ୍ଧବିହାରୀ



Registrar U/S 7(2)
District Sub-Registrar II
24 Pgs (N) Bargarh

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9064487826) wife of Raja Singh and daughter of Late Sashti Sardar and Rabi Sarkar also known as Robi Sarkar residing at Roydanga, Durgapur 713201, Post Office and Police Station Durgapur, District Burdwan, West Bengal, **(3p) (Smt.) SUMITA SARKAR** (PAN: HFYPS1681K, Adhaar Card No. 249491750062) wife of Rajesh Sarkar and daughter of Late Sashti Sardar and Rabi Sarkar residing at Roydanga, Durgapur 713201, Post Office and Police Station Durgapur, District Burdwan, West Bengal, **(4a) GANESH SARDAR** (PAN: EMDPS7009Q, Adhaar Card No. 835432682465, Mobile No. 9088427378) son of Late Shail alias Shaila alias Shila Sardar and grandson of Late Banku Sardar and Late Ratibala Sardar residing at Village and Post Office Chakpachuria, Patharghata, Post Office Chakpachuria and Police Station New Town, District North 24 Parganas, Kolkata 700156, West Bengal, **(4b) KARTIK SARDAR** (PAN: DCAPS3980), Adhaar Card No. 972986497063) son of Late Shail alias Shaila alias Shila Sardar and grandson of Late Banku Sardar and Late Ratibala Sardar, residing at Village Patharghata, and Post Office Chakpachuria, Police Station New Town, District North 24 Parganas, Kolkata 700156, West Bengal, and **(4c) CHANDU SARDAR** (PAN: DBKPS9135Q, Adhaar Card No. 429236573222) son of Late Shail alias Shaila alias Shila Sardar and grandson of Late Banku Sardar and Late Ratibala Sardar son of Late Banku Sardar, residing at Village Patharghata, and Post Office Chakpachuria, Police Station New Town, District North 24 Parganas, Kolkata 700156, all hereinafter collectively referred to as "the **VENDORS**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their and each of their respective heirs successors legal representatives successors executors and administrators) of the **FIRST PART;**

AND

(1a) JAYANT SARDAR (PAN: LBQPS1712R, Adhaar Card No.595690874900) son of Late Nabin Sardar and grandson of Late Prahallad Sardar, residing at village & Post office Chakpanchuria, Police Station New Town, District North 24 Parganas, West Bengal **(1b) (SMT.) SAKHISONA SARDAR** (PAN: MINPS0348L, Adhaar Card No. 211253863620) wife of Bipati Sardar and daughter of Late Nabin alias Navin alias Nobin Sardar alias Sarder, residing at village & Post office Chakpanchuria, Police Station New Town, District North 24 Parganas, West Bengal **(1c) (SMT.) SAKHIBALA SARDAR** (PAN: LMUPS3685L, Adhaar Card No. 538181829946) wife of Palan Sardar and daughter of Late Nabin alias Navin alias Nobin Sardar alias Sarder, residing at Kulberia, Post Office Kulberia and Police Station KLC (formerly Bhangar), District South 24Parganas, West Bengal **(1d) SANJAY SARDAR** (PAN: MEYPS7869K, Voter Id Card No. GCC3037504) son of Late Bhagyadhar Sardar and Late Sandhya Sardar and grandson of Late Nabin alias Navin alias Nobin Sardar alias Sarder, residing at Village & Post Office Chakpachuria, Police Station New Town, District 24 Parganas (North), West Bengal, **(1e) SUJAY MORAL** (PAN: FRYPM9384M, Adhaar Card No. 383837645804) son of Late Nayan Moral and Late Dipali Moral and grandson of Late



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1v ଅଧିକାର



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2a ଅଧିକାର
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2b ଅଧିକାର
ବ: ଅଧିକାର



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2c ଅଧିକାର
ବ: ଅଧିକାର



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2d ଅଧିକାର
ବ: ଅଧିକାର



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2e ଅଧିକାର
ବ: ଅଧିକାର



Registrar (S 7(2))
District Sub-Registrar II
24 P.O. (N) Baran

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Bhagyadhar Sardar and Late Sandhya Sardar, residing at Prithiba, Post Office Prithiba, North 24 Parganas, West Bengal **(1f) NAYAN SARDAR** (PAN: MEYPS9813P, Voter Id Card No. GGC4131699) son of Late Prahallad Sardar, residing at Sardar para, (Purba Paschim), Patharghata, Post office Chakpanchuria, Police Station New Town, District North 24 Parganas, West Bengal, **(1g) (SMT.) JAMUNA KAHAR** (PAN: GBQPK2222B, Adhaar Card No. 737561740397) daughter of Late Anath Sardar residing at Mukundpur, Khalisadi, Haroa, Post Office and Police Station Haroa, District North 24 Parganas, West Bengal, **(2) MADHU SARDAR** (alias Madhusudan) (PAN: KDNPS7234E, Adhaar Card No. 539839633683) son of Late Makham Sardar (alias Mayal Sardar) residing at village and Post office Chakpachuria, Police Station New Town, District North 24 Parganas, West Bengal, and all hereinafter collectively referred to as "the **RELEASORS / ASSURERS / CONFIRMING PARTIES**" (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 heirs successors legal representatives successors executors and administrators) of the **SECOND 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, Kolkata 700039, Police Station and Post Office Tiljala, represented by its Designated Partner, Mr. Vikram Chand Balchand Agarwal (PAN: AAQPA7628A, Adhaar Card No. 510931487266) son of Late Balchand Ramnarayan Agarwal, residing at "Maniam", Flat No. 4B, 3/2A, Garcha First Lane, Kolkata 700019, Police Station Gariahat, Post Office Ballygunge, **(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, Kolkata 700039, Police Station and Post Office Tiljala, represented by its Designated Partner Mr. Vijay Kumar Agarwal (PAN: ACYPA2043F, Adhaar Card No. 967214176803) son of Mr. Nemi Chand Agarwal, residing at, DE 2/A Deshbandhu Nagar, Kolkata 700059, Police Station and Post Office Baguihati, **(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, Kolkata 700039, Police Station and Post Office Tiljala, represented by its Designated Partner Mr. Saswat Kumar Agarwal (PAN: BDHPA4103R, Adhaar Card No. 997592773138), son of Mr. Vijay Kumar Agarwal, residing at BJ 81, Salt Lake City, Sector 2, Kolkata 700091, Police Station Bidhan Nagar and Post Office Sech Bhawan, **(4) STORICK CONSTRUCTORS LLP**, (PAN: ADZFS6485, LLPIN: AAN-4232) a Limited Liability Partnership registered under the Limited Liability Partnership Act, 2008, having its office at No. 1425 Laskarhat, Kolkata 700039, Police Station and Post Office Tiljala, represented by its



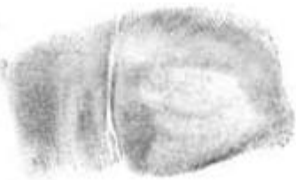
1860

2 f Col of Honorable



1861

2 g ...
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Designated Partner, Mr. Sameer Vikram Agarwal (PAN: ADYPA4896M, Adhaar Card No. 784426151812), son of Mr. Vikram Chand Agarwal, residing at "Maniam", Flat No. 4B, 3/2A, Garcha First Lane, Kolkata 700019, Police Station Gariahat, Post Office Ballygunge, **(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, Kolkata 700102, Police Station Bidhan Nagar and Post Office Sech Bhawan, represented by its Designated Partner Mr. Vijay Kumar Agarwal (PAN: ACYPA2043F, Adhaar Card No. 967214176803) son of Mr. Nemi Chand Agarwal, residing at, DE 2/A Deshbandhu Nagar, Kolkata 700059, Police Station and Post Office Baguihati, **(6) ACOTECH PLAZA PRIVATE LIMITED**, (PAN: AAOCA3461C, CIN: U45400WB2016PTC 210238) a Company incorporated under the Companies Act, 1956, having its office at No. 15/11/B Chowbaga Road, Kolkata 700039, Police Station and Post Office Tiljala, represented by its Director, Mr. Rajat Agarwal (PAN: AHVPA8761E, Adhaar Card No. 205800661407) son of Vijay Kumar Agarwal, residing at "Tirumani", Flat No. 1902, 19th Floor, 23A, Asutosh Choudhary Avenue, Kolkata 700019, Police Station and Post Office Ballygunge, Police Station Gariahat, Post Office Ballygunge, - 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 respective successors or successors-in-interest and/or assigns) of the **THIRD PART**:

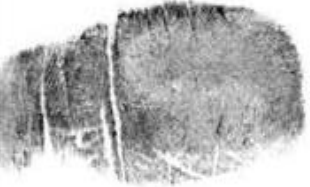
WHEREAS:

- A. The Vendors and the Releasers / Assurers / Confirming Parties herein have held out, represented before and assured the Purchasers, inter alia, as follows:
- i) That the Vendors herein are presently jointly seized and possessed of and/or otherwise well and sufficiently entitled as the full and absolute owners / raiyats, amongst other properties, to **ALL THAT** the piece and parcel of land containing an area of **3.8936 Sataks** (out of total area of 8 sataks comprised in the concerned Dag) being divided and demarcated portion of **R.S & L.R. Dag No.233**, recorded in **L.R. Khatian Nos.517** (in the name of Guhram Sardar), **843** (in the name of Nabin Sardar), **1150** (in the name of Bechu Sardar), **1384** (in the name of Mohan alias Manimohan Sardar), **1422** (in the name of Raghunath Sardar), **1427** (in the name of Ratibala Sardar), **1563** (in the name of Lakshmi Sardar), **1651** (in the name of Shyamadasi Sardar), **1749** (in the name of Sadhan Sardar), **2421** (in the name of Damini Sardar), **2423** (in the name of Ganga Sardar), **3073** (in the name of Jhupri Sardar), **3074** (in the name of Chano Sardar), **3075** (in the name of Gita Biswas), **3076** (in the name of Hansi alias Shyamali Sardar), **3077** (in the name of



1865

2k ગીતામણિ



1866

2L જોષિ અમર
વ: જાણી અમર



1867

2m જાગણી અમર
વ: જાણી અમર



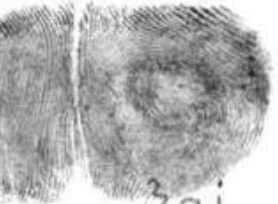
1868

2n ગીતામણિ



1869

3a અમર અમર
વ: જાણી અમર



1870

3ai Ashok Sardar



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Gouri Sardar), **3078** (in the name of Sita alias Gita Sardar), **3079** (in the name of Lakshmi Sardar), **3080** (in the name of Nepal Sardar), **3081** (in the name of Gopal Sardar) **3243** (in the name of Ashok Sardar), **3545** (in the name of Phool Kumar Sardar), **3547** (in the name of Rajeswar Sardar), **3548** (in the name of Mihtun Sardar) & **3549** (in the name of Madhab Sardar), 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), fully described in the **SCHEDULE** hereunder written and hereinafter referred to as "the **SAID PROPERTY**";


- ii) Some of the abovenamed recorded owners are themselves conveying their respective properties by these presents, namely properties comprised in **L.R. Khatian Nos. 517** (in the name of Guhram Sardar), **1563** (in the name of Lakshmi Sardar), **2423** (in the name of Ganga Sardar), **3073** (in the name of Jhupri Sardar), **3074** (in the name of Chano Sardar), **3075** (in the name of Gita Biswas), **3076** (in the name of Hansi alias Shyamali Sardar), **3077** (in the name of Gouri Sardar), **3078** (in the name of Sita alias Gita Sardar), **3079** (in the name of Lakshmi Sardar), **3080** (in the name of Nepal Sardar), **3081** (in the name of Gopal Sardar) **3243** (in the name of Ashok Sardar), **3545** (in the name of Phool Kumar Sardar), **3547** (in the name of Rajeswar Sardar), **3548** (in the name of Mihtun Sardar) & **3549** (in the name of Madhab Sardar).

Ashok Sardar, whose name is recorded in **L.R. Khatian No. 3243** had by a Saaf Bikray Kobala (in Bengali) dated 22nd April, 2015 and registered with the office of ADSR Rajarhat, North 24 Parganas recorded in Book-I CD Volume No.9 Pages 6648 to 6663 **Being No.4754** for the year 2015, purchased from one Madhusudan Sardar (son of Makhan Sardar) **All That** Madhusudan Sardar's entire share in the said **R.S. & L.R. Dag No. 233**, absolutely and forever.

Phool Kumar Sardar, Rajeswar Sardar, MIHTUN Sardar and Madhab Sardar, whose names are recorded in L.R. Khatian Nos. **3545, 3547, 3548 & 3549** had acquired their respective properties from **Nayan Sardar** (being the father of Phool Kumar Sardar and Rajeswar Sardar and the grandfather of MIHTUN Sardar and Madhab Sardar) by a **Daan Patra or Gift Deed** dated

 1871

3b ପୁଅରାମ ଅବହାର
 1872

3c ସୁକୁମାର ଅବହାର
 1873

3d ସୁଧାକାନ୍ତ ଅବହାର
ବ: ଜଗନ୍ନାଥ ଅବହାର

 1874

3e ଜଗନ୍ନାଥ ଅବହାର
ବ: ଜଗନ୍ନାଥ ଅବହାର

 1875

3f ସୁଧାକାନ୍ତ ଅବହାର
ବ: ଜଗନ୍ନାଥ ଅବହାର

 1876

3g ସୁଧାକାନ୍ତ ଅବହାର

 1877

3h ଜଗନ୍ନାଥ ଅବହାର
ବ: ଜଗନ୍ନାଥ ଅବହାର



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28th November, 2008 registered with the office of ADSR Bidhannagar, Salt lake recorded in Book-I Volume 13 Pages 5630 to 5645 **Being No.13840** for the year 2008.

However, properties of some of the above recorded owners comprised in **L.R. Khatian Nos. 843** (in the name of Nabin Sardar), **1150** (in the name of Bechu Sardar), **1384** (in the name of Mohan alias Manimohan Sardar), **1422** (in the name of Raghunath Sardar), **1427** (in the name of Ratibala Sardar), **1651** (in the name of Shyamadasi Sardar), **1749** (in the name of Sadhan Sardar), **2421** (in the name of Damini Sardar), are being transferred / conveyed under these presents by their successors-in-interest, details whereof are mentioned below:

- a) **Nabin Sardar**, who was a Hindu during his lifetime and at the time of his death governed by the Dayabhaga School of Hindu Law, died intestate leaving him surviving his five sons namely Bhagyadhar Sardar, Tarapada Sardar, Jayanta Sardar, **Basudeb Sardar** and Sahadeb Sardar and two daughters namely Sakhisona Sardar and Sakhibala Sardar as his only heirs heiress, and legal representatives;

Bhagyadhar Sardar, who was a Hindu during their lifetime and at the time of their death governed by the Dayabhaga School of Hindu Law, died intestate leaving him surviving his wife Sandhya Sardar, one son namely Sanjoy Sardar and one daughter namely Dipali Sardar, as his only heirs heiresses, and legal representatives;

By a Saaf Bikray Kobala (in Bengali) dated dt.28th November, 2008 and registered with the office of ADSR Rajarhat, North 24 Parganas recorded in Book-I, CD Volume No.13, Pages 5918 to 5932 **Being No.13856** for the year 2008, the said Jayanta Sardar, Sakhisona Sardar, Sakhibala Sardar (all being children of Nabin Sardar) **and** Sanjay Sardar, Dipali Sardar and Sandhya Sardar (all being heirs of Bhagyadhar Sardar) for the consideration therein mentioned granted sold conveyed and transferred unto and to **Basudeb Sardar**, Tarapada Sardar **and Alope Sardar**, amongst other properties **ALL THAT** their shares in the said **R.S. & L.R.Dag No.233**, absolutely and forever.



1878

3i - কিঞ্চন কামলদাস



1879

3j - সোনা সুরদাস
ব: কান্তি সুরদাস



1880

3k কান্তি সুরদাস
ব: কান্তি সুরদাস



1881

3L অর্চনা সুরদাস



1882

3m সিদ্দিক আলী



1883

3n বাবী সেকর



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Tarapada Sardar, who was Hindu during his lifetime and at the time of his death governed by the Dayabhaga School of Hindu Law, died intestate leaving him surviving his sole widow namely **Bamani Sardar**, two sons namely **Uttam Sardar and Kishore Sardar** and one daughter namely **Harani Sardar**, as his only heirs heiress, and legal representatives;

Sahadeb Sardar, who was Hindu during his lifetime and at the time of his death governed by the Dayabhaga School of Hindu Law, died intestate leaving him surviving his sole widow namely **Anjali Sardar**, one son namely **Aloke Sardar** and one daughter namely **Sujata Sardar**, as his only heirs heiress, and legal representatives.

- b) **Bechu Sardar**, who was a Hindu during his lifetime and at the time of his death governed by the Dayabhaga School of Hindu Law, died intestate leaving him surviving his two sons namely **Tufan Sardar and Sukumar Sardar** and three daughters namely **Pushpa Rani Sardar, Archana alias Sabita Sardar and Shuchina Sardar** as his only heirs heiress, and legal representatives;
- c) **Manimohan alias Mohan Sardar**, a Hindu, also died intestate leaving behind him surviving his sole widow namely **Namita Sardar** and one son namely **Rabindranath Sardar** and two daughters namely **Kalpana Sardar and Champa Kayputra** as his only heirs heiress, and legal representatives;
- d) **Raghunath Sardar** (son of Phani alias Fani Sardar), who was a Hindu during his lifetime and at the time of his death governed by the Dayabhaga School of Hindu Law, died intestate leaving him surviving his sole widow namely **Bharui Sardar** and one son namely **Ganesh Sardar** and one daughter namely **Sikha Sardar** as his only heirs heiress, and legal representatives;
- e) **Ratibala Sardar** died on 14th February 2008 after making and publishing her Last Will and Testament or Charam Patra dated 24th August, 2001 registered with the office of ADSR Bidhannagar, Salt lake recorded in Book-III, Volume 3, Pages 76 to 82 **Being No.00103** for the year 2001, whereby and



1884

30 সন্মিতা সরকার



1885

3P সন্মিতা সরকার



1886

4a সন্মিতা সরকার



1887

4b সন্মিতা সরকার



1888

4c সন্মিতা সরকার



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whereunder the said Ratibala Sardar, out of her own free will and volition, bequeathed granted and transferred to **Ganesh Sardar, Kartik Sardar and Chandu Sardar** [all sons of Shila alias Shaila Sardar, who was nephew (i.e. sister's son) of Ratibala Sardar], amongst other properties, her entire share in the said **R.S. & L.R. Dag No.233** recorded in L.R. Khatian No.1427 in Mouza Chakpachuria, absolutely and forever;

- f) **Shyama Dasi Sardar**, who were Hindu during their lifetime and at the time of death governed by the Dayabhaga School of Hindu Law, died intestate leaving her surviving their three sons namely **Lakhi alias Lakshmi Sardar**, Bechu Sardar and Raghunath Saradar and two daughters namely Angurbala Saradar and Sashti Sarkar as their only heirs heiress, and legal representatives;

Bechu Sardar, who was a Hindu during his lifetime and at the time of his death governed by the Dayabhaga School of Hindu Law, died intestate leaving him surviving his two sons namely **Tufan Sardar and Sukumar Sardar** and three daughters namely **Pushpa Rani Saradar, Archana alias Sabita Sardar and Shuchina Saradar** as his only heirs heiress, and legal representatives;

Raghunath Sardar (son of Phani alias Fani Sardar), who was a Hindu during his lifetime and at the time of his death governed by the Dayabhaga School of Hindu Law, died intestate leaving him surviving his sole widow namely **Bharui Sardar** and one son namely **Ganesh Sardar** and one daughter namely **Sikha Saradar** as his only heirs heiress, and legal representatives;

Angurbala Sardar (daughter of Phani alias Fani Sardar), who was a Hindu during his lifetime and at the time of her death governed by the Dayabhaga School of Hindu Law, died intestate leaving her surviving her one son namely **Sona Sardar** and three daughters namely **Sankari Saradar, Harani alias Archana Sardar and Sandhya Basak** as her only heirs heiress, and legal representatives;

Sashti Sarkar (daughter of Phani alias Fani Sardar), who was a Hindu during his lifetime and at the time of her death governed by

the Dayabhaga School of Hindu Law, died intestate leaving her surviving her one son namely **Bapi Sarkar** and two daughters namely **Rumita Sarkar and Sumita Sarkar** as her only heirs heiress, and legal representatives;

g) **Sadhan Sardar**, who was a Hindu during his lifetime and at the time of his death governed by the Dayabhaga School of Hindu Law, died intestate leaving him surviving his sole widow namely **Pradibala Sardar**, one son namely **Mantu Sardar** and three daughters namely **Arati Saradar alias Rasabala, Jashoda alias Sonali Mondal and Basanti Saradar alias Phuli** as his only heirs heiress, and legal representatives.

h) **Damini Mondal**, a Hindu, also died intestate leaving behind her surviving her two sons namely **Chandicharan Mondal and Sohadeb Mondal alias Sahadev Mondal** and one daughter namely **Kajal Mondal** as her only heirs heiress, and legal representatives;

Kajal Mondal, a Hindu, also died intestate leaving behind her surviving her two sons namely **Rajkumar Sardar and Basudeb Sardar** as her only heirs and legal representatives.

- ii) That the said Property is free from all encumbrances mortgages charges liens lispens cases vestings attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments and liabilities whatsoever or howsoever;
- iii) That the Vendors are in possession of the said Property without any disturbance obstruction claim or objection whatsoever from any person or persons.
- iv) That the Vendors have 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;



1894

C / f लमल अमल
ब: अमल अमल



1895

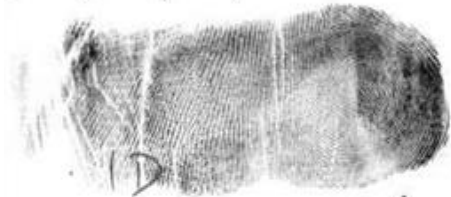
C / g लमल अमल
ब: अमल अमल



1896

2 लमल अमल
ब: अमल अमल

Vinod Kumar Wala



1993

Sh. Dipak Kumar Wala
21, H.M. Road
Kul-25



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- vi) That the Vendors never held nor hold 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 Vendors 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 Vendors or any of them 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 Vendors 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 are the Vendors aware of any such claim, notice, suit or proceeding and that save and except the Vendors, no other person can claim any right title or interest whatsoever in the said Property or any part thereof.

- xii) That the respective shares of the Vendors in 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 debutter wakf 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 Vendors, being in urgent need of money, approached the Purchasers and offered to sell the said Property to the Purchasers and relying on, amongst others, the representations assurances declarations and confirmations made and/or given by the Vendors 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 Vendors 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 Sixtees 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 Vendors respectively the entire amounts of the mutually agreed consideration and has called upon the Vendors to grant this conveyance in favour of the Purchasers.
- E. The Releasers / Assurers / Confirming Parties have joined in as parties to these presents to confirm and assure the Purchasers that they have no share right

title or interest whatsoever in the said Properties and that the same belongs to the Vendors absolutely and forever free from all claims and demands of the Releasers / Assurers / Confirming Parties and all else and in case it be found or transpires that the Releasers / Assurers / Confirming Parties or any of them had or have any share right title or interest whatsoever in the said Property or any part thereof, then the same stands transferred conveyed assigned assured released and relinquished in favour of the Purchasers by these presents itself and the consideration therefor shall be deemed to be included in the consideration paid by the Purchasers under these presents.

I. NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of **Rs.40,04,568/- (Rupees Forty Lakh Four Thousand Five Hundred Sixty Eight)** 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 Vendors at or before the execution hereof (the receipt whereof the Vendors do and each of them 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 Vendors do and each of them doth hereby indefeasibly unconditionally and absolutely grant sell convey transfer assign and assure Confirming Parties do and each of them doth hereby concur confirm release relinquish disclaim assign convey 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 Vendors and each of them, as also of the Releasers / Assurers / Confirming Parties and each of them (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 or any of them 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 Vendors 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 Vendors or any person or persons from whom the Vendors 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 bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever.

II. THE VENDORS AND THE RELEASORS / ASSURERS / CONFIRMING PARTIES DO AND EACH OF THEM DOTH HEREBY COVENANT WITH THE PURCHASERS as follows:

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendors or any of them done committed 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 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 Vendors or the Releasors / Assurers / Confirming Parties 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 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 Vendors have now in themselves 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 lispens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands 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 the Vendors or the Vendors' 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 Vendors or the Releasers / Assurers / Confirming Parties or any of them 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 Vendors and the Releasers / Assurers / Confirming Parties and each of them 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 lispens uses debutters trusts bargadars bhagchasis acquisition requisition alignment claims demands and liabilities whatsoever or howsoever created by the Vendors or any person or persons claiming as aforesaid.
- (vi) **AND THAT** the Vendors and the Releasers / Assurers / Confirming Parties and each of them 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 Vendors or the Vendors' predecessors-in-title or the Releasers / Assurers / Confirming Parties 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 Vendors and each of them 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 Vendors 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 Vendors and the Releasors / Assurers / Confirming Parties and each of them 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 Vendors to the said Property or any of them or by reason of any of the representations declarations and assurances made and/or given by the Vendors and the Releasors / Assurers / Confirming Parties 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 Vendors and the Releasors / Assurers / Confirming Parties and each of them that the Vendors and the Releasors / Assurers / Confirming Parties and each of them are hereby conveying unto the Purchaser all and whatever their respective 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 Vendors and the Releasors / Assurers / Confirming Parties and each of them shall stand fully divested of all their respective 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 Vendors or the Releasors / Assurers / Confirming Parties or any of them, then the same shall also be deemed to have been transferred and conveyed in favour of the Purchaser by these presents itself.

III. AND THE RELEASORS / ASSURERS / CONFIRMING PARTIES DO AND EACH OF THEM DOTH HEREBY FURTHER DECLARE AND ASSURE THE PURCHASERS that they have no share right title or interest whatsoever in the said Properties and that the same belongs to the Vendors absolutely and forever free from all claims and demands of the Releasors / Assurers / Confirming Parties and all else and in case it be found or transpires that the Releasors / Assurers / Confirming Parties or any of them had or have any share right title or interest whatsoever in the said Property or any part thereof, then the same stands transferred conveyed assigned assured released and relinquished in favour of the Purchasers by these presents itself and the consideration therefor shall be deemed to be included in the consideration paid by the Purchasers under these presents.

IV. AND THE VENDORS AND THE RELEASORS / ASSURERS / CONFIRMING PARTIES DO AND EACH OF THEM DOTH HEREBY FURTHER DECLARE AND ASSURE THE PURCHASERS as follows:

- i) **THAT** the Vendors are 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 Vendors on a demand being made by the Purchasers and the Vendors 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 Vendors' own direct possession and that there is no Bargadar or Bhag Chasi in the said Property or any part thereof;
- iii) **AND THAT** the Vendors and the Releasors / Assurers / Confirming Parties 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)**

ALL THAT the piece and parcel of land containing an area of **3.8936 Sataks** (or **2.3556 Cottahs**) (out of total area of 8 sataks comprised in the said Dag) being divided and demarcated portion of **R.S & L.R. Dag No.233**, recorded in **L.R.Khatian Nos.517** (in the name of Guhram Sardar), **843** (in the name of Nabin Sardar), **1150** (in the name of Bechu Sardar), **1384** (in the name of Mohan alias Manimohan Sardar), **1422** (in the name of Raghunath Sardar), **1427** (in the name of Ratibala Sardar), **1563** (in the name of Lakshmi Sardar), **1651** (in the name of Shyamadasi Sardar), **1749** (in the name of Sadhan Sardar), **2421** (in the name of Damini Sardar), **2423** (in the name of Ganga Sardar), **3073** (in the name of Jhupri Sardar), **3074** (in the name of Chano Sardar), **3075** (in the name of Gita Biswas), **3076** (in the name of Hansi alias Shyamali Sardar), **3077** (in the name of Gouri Sardar), **3078** (in the name of Sita alias Gita Sardar), **3079** (in the name of Lakshmi Sardar), **3080** (in the name of Nepal Sardar), **3081** (in the name of Gopal Sardar) **3243** (in the name of Ashok Sardar), **3545** (in the name of Phool Kumar Sardar), **3547** (in the name of Rajeswar Sardar), **3548** (in the name of Mihtun Sardar) & **3549** (in the name of Madhab Sardar), 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": *The said property has no direct access to any Road.*

On the North : By Dag No. 229,

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

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

On the West : By Dag No. 228.

Hoke Sardar

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

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 **VENDORS** at **Kolkata** in the presence of:

1) *Palash Sardar*

S/o Jiten Sardar

vill- chak Pachuria

K12-156

2) *S. Pratik Sarkar*



বাসুদেব সর্দার

বঃ শক্তি সর্দার

(1a) BASUDEB SARDAR

বঃ শক্তি সর্দার



বামনি সর্দার

(1b) BAMANI SARDAR

বঃ কাজল সর্দার

WITNESS:

2) Bhadrachal Sardar
S/O TUFAN Sardar
v/c - CHAMPAN SARDAR
n- 156

ব্রজেশ্বর সর্দার
(1d) KISHORE SARDAR
অঞ্জলি সর্দার
ব: জাগজি সর্দার



(1f) (SMT.) ANJALI SARDAR

সুজতা সর্দার

(1h) (SMT.) SUJATA SARDAR

রবীন্দ্রনাথ সর্দার
(1j) RABINDRANATH SARDAR
চম্পা কাইপুত্র



(1l) (SMT.) CHAMPA KAYPUTRA



(1n) CHANDICHARAN MANDAL



(1p) BASUDEB SARDAR

গুইরাম সর্দার
ব: জাগজি সর্দার

(1r) GUYERAM SARDAR



(1t) RAJYA SARDAR

রাজ্য সর্দার
ব: জাগজি সর্দার



(1c) UTTAM SARDAR



(1e) (SMT.) HARANI SARDAR

আলোক সর্দার
(1g) ALOKE SARDAR



(1i) (SMT.) NAMITA SARDAR



(1k) (SMT.) KALPANA SARDAR



(1m) (SMT.) GANGA KAHAR

রাজকুমার সর্দার

(1o) RAJKUMAR SARDAR



(1q) SOHADEB MONDAL



(1s) PHOOL KUMAR SARDAR

মিহুন সর্দার

(1u) MIHTUN SARDAR